



Mais Cottage Park Road, East Molesey, KT8 9LD

Asking Price £1,050,000

**RAWLINSON
& WEBBER.**

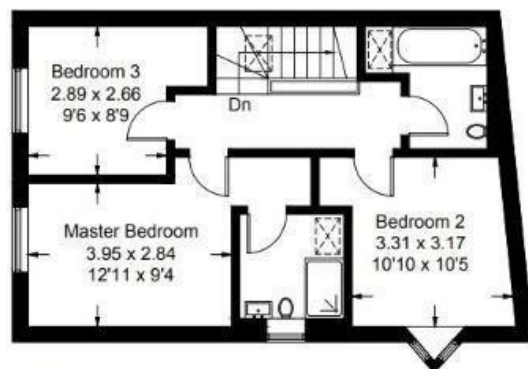




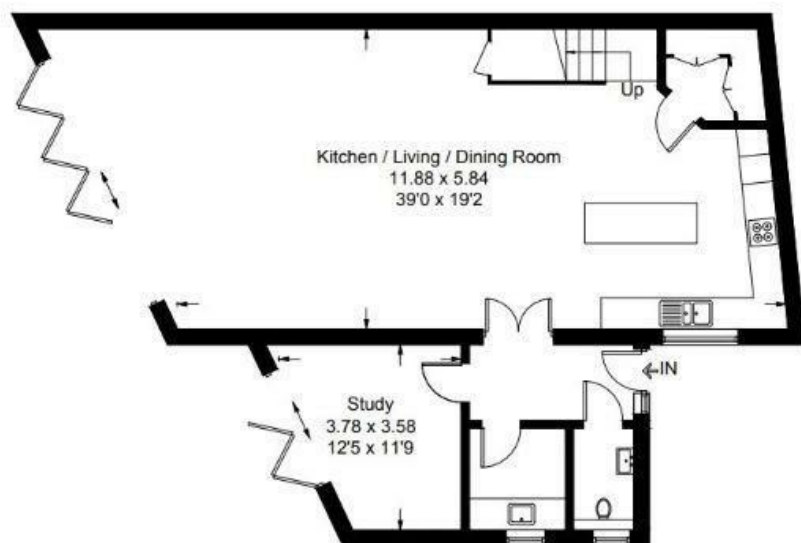
Floorplan

Park Road, KT10

Approximate Gross Internal Area = 157 sq m / 1689 sq ft



First Floor



Ground Floor

Property Description

Rawlinson and Webber are delighted to present this very unique, contemporary three-bedroom, two-bathroom detached family home, showcasing spacious open-plan living and a high-specification finish throughout. Completed in 2022 and occupied by one owner since, the property is set behind secure electric gates, providing generous off-street parking for numerous vehicles, as well as the addition of a home 'Work Hub' and access to a private, secluded rear garden.

Upon entering, you're welcomed by a spacious hallway with a cloakroom and a separate utility room. The heart of the home is a stunning open-plan kitchen/family room that spans the full length of the property. The kitchen is positioned at the front and features sleek modern units, wooden countertops, integrated appliances, a central island and large, walk-in larder. Expansive bi-folding doors open directly onto the rear garden which wraps around 2 sides flooding the space with natural light.

Additionally, the ground floor includes a versatile study/guest bedroom, also with bi-folding doors that open to the garden—perfect use as a playroom, study, snug or separate reception space. The ground floor also benefits from under floor heating and an app controlled heating system.

Upstairs, the home offers three generous bedrooms. The principal suite enjoys a modern en-suite shower room, while the remaining two bedrooms share a stylish family bathroom.

Externally, the property benefits from secure gated access, ample off-road parking with an electric car charging point. Side pedestrian access leads to a wraparound garden that is predominantly west-facing—ideal for enjoying afternoon and evening sun.

