



**RAWLINSON  
&WEBBER.**

Kent Road, East Molesey  
Asking Price £1,250,000 Freehold



# Property Description

Located on the highly sought-after Kent Road, this elegant four-bedroom period home exudes character and charm.

Upon entering the house you first encounter an attractive, tiled hallway with a statement staircase. To one side a door leads to the stylish dining room with original wooden flooring and classic, built-in shutters. To the other side, is an expansive reception room spanning the entire length of the house, boasting a striking, stone fireplace, original shutters at the front, and French doors at the rear that open onto the picturesque garden.

At the rear of the property, the kitchen/breakfast room is designed with stone flooring and cream cabinetry - which now requires some updating. A large, fitted cupboard provides ample storage, and the space flows seamlessly into a pantry. There is also access to the side of the house via double doors, between which a convenient cloakroom is situated.

Upstairs, four well-proportioned, double bedrooms offer versatile space. Three benefit from built-in cupboards, while the fourth—currently used as a study—features fitted shelving. The luxurious, family bathroom is a showstopping feature, complete with a freestanding bath, integrated speaker system, underfloor heating, and an electric heated radiator.

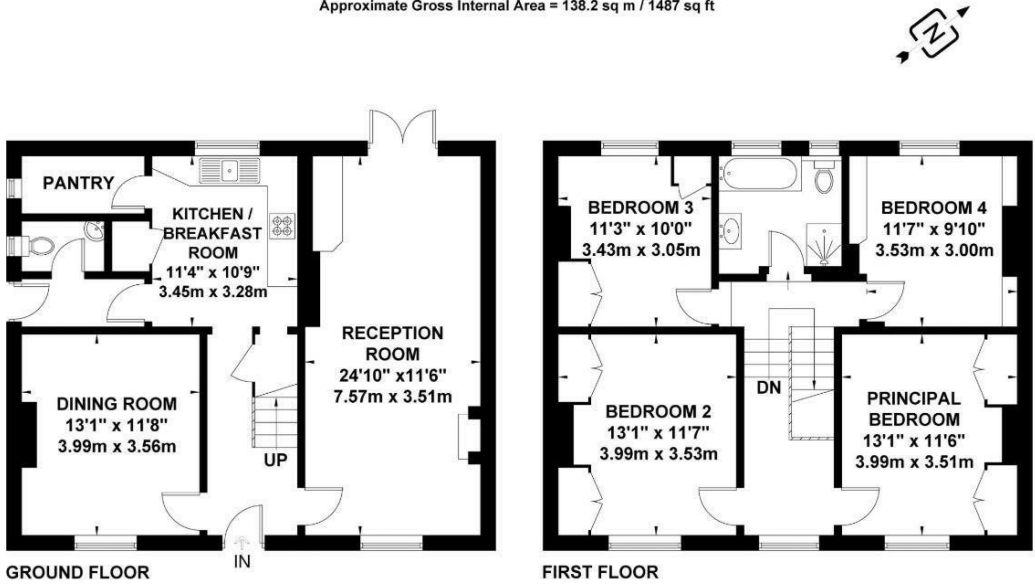
Outside, the beautiful, west-facing, walled garden, with a paved terrace which leads onto an expansive lawn bordered by mature plants and shrubs. A useful garden storage area sits at the far end. To the front, the property benefits from off-street parking suitable for two cars.

Situated in a prime East Molesey location, this stunning home is within easy reach of excellent schools, local amenities, and transport links, making it an exceptional opportunity for families and professionals alike.

## Features

- PERIOD PROPERTY
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- PANTRY
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM WITH UNDERFLOOR HEATING
- OFF-STREET PARKING
- SUBSTANTIAL REAR GARDEN
- LOCATED IN THE KENT TOWN CONSERVATION AREA

**Kent Road, East Molesey**  
Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Council Tax Band G

EPC Rating: E

