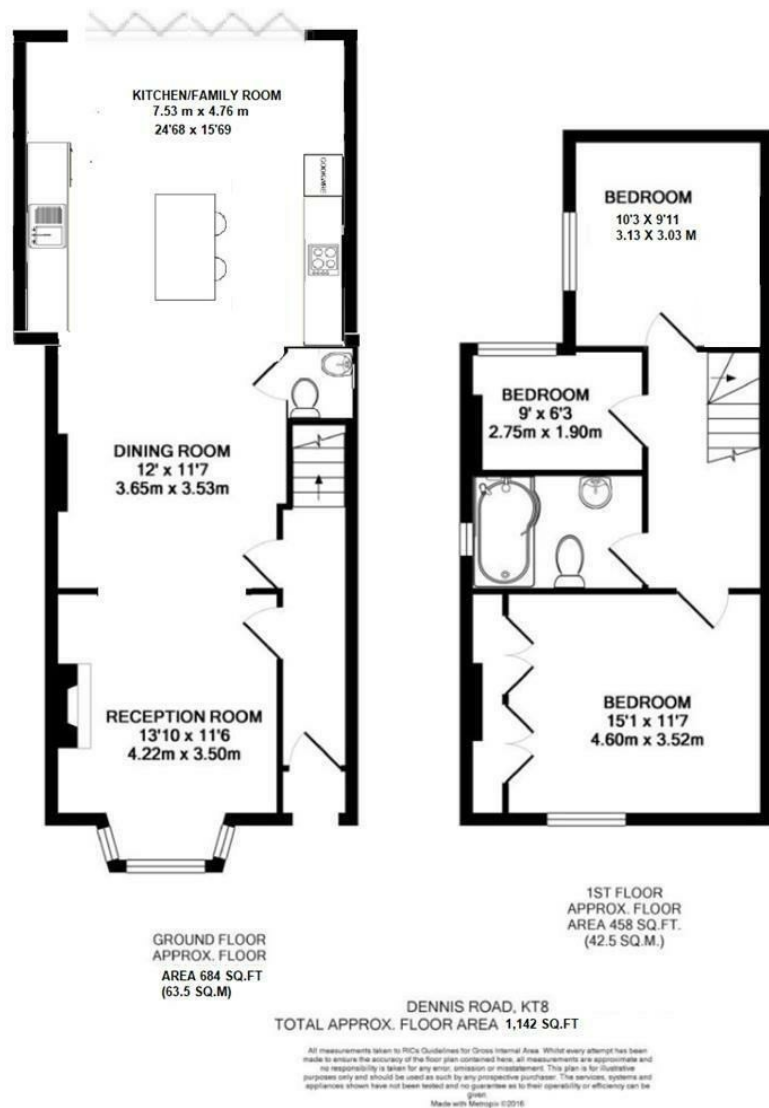




**RAWLINSON
&WEBBER.**

Dennis Road, East Molesey
Asking Price £999,950 Freehold





Property Description

Rawlinson and Webber are delighted to offer for sale this beautifully presented, Victorian character halls-adjointing home, located on a highly sought-after side road in East Molesey Village. This extended property seamlessly blends period charm with modern living, featuring an open-plan layout, stylish interiors, a large mature rear garden, and a landscaped front garden.

The current owner has significantly enhanced the home, including a ground floor extension with striking bi-folding doors, a pyramid sky lantern, and high-quality finishes throughout — creating a bright, airy feel.

The ground floor comprises a welcoming hallway, modern cloakroom, and a front reception room with a splay-bay window, wood-burning stove, shutters, and alcove storage. The open-plan layout provides uninterrupted views to the garden and includes a dining area with fitted shelving and a spacious kitchen/family room. The kitchen features white units, corian countertops, a central island, and integrated appliances, with further seating at the rear and access to the garden via large bi-fold doors.

Upstairs offers a generous landing, three bedrooms, and a contemporary family bathroom. The principal bedroom includes two built-in wardrobes; the second double has a lovely sash window overlooking the garden, while the third is a charming room currently used as a study.

Externally, the front garden sets the tone with its period-style charm, featuring a walled and paved layout, potted trees, and thoughtful landscaping. The rear garden is a private sanctuary, offering a large patio, decked area with pergola — perfect for al fresco dining or entertaining — and a lush lawn bordered by mature planting. A second patio at the rear of the garden houses a garden shed and additional seating space.

Features

- VICTORIAN SEMI-DETACHED HOME
- 3 BEDROOMS
- 3 RECEPTION ROOM OPEN PLAN DESIGN
- MODERN KITCHEN
- LUXURY FAMILY BATHROOM
- LANDSCAPED FRONT AND GARDEN GARDEN
- CHARMING PERIOD FEATURES
- SIDE PEDESTRIAN ACCESS
- EAST MOLESEY VILLAGE LOCATION

EPC Rating:

D

Council Tax Band

E

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(54-68) D	64	
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		