



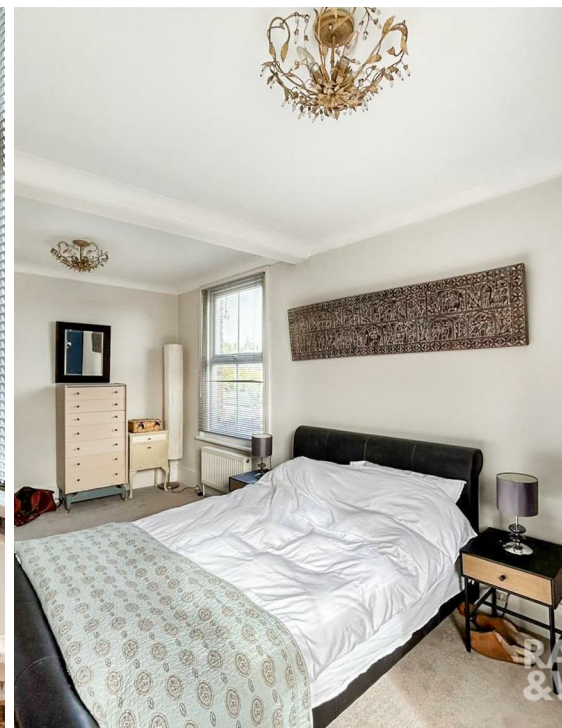
Florian House, Park Road, East Molesey, KT8 9LE

Asking Price £1,100,000 Freehold

**RAWLINSON
&WEBBER.**

PARK ROAD





Property Description

Florian House is a beautifully presented, light-filled Victorian home brimming with charm and character. Arranged over three floors, the property offers four double bedrooms and 4 bathrooms and boasts a delightful courtyard garden.

The ground floor is approached via an impressive stained-glass front door. To the left lies a bright and spacious reception room, featuring four large windows and a striking period fireplace that forms the central focal point, flanked by practical built-in cupboards and shelving. To the right is a versatile sitting room—ideal as a formal dining area—which connects to a study and a conveniently located shower room.

The sitting room flows seamlessly into the stunning kitchen/dining space, a true highlight of the home. With its lofty ceilings and bi-fold doors opening directly onto the courtyard, this room is flooded with natural light. A wall of elegant pale grey cabinetry is complemented by a central island with contrasting dark units, topped with marble and finished with an extended wooden breakfast bar. The layout offers ample space for a large dining table, while a separate utility room adds further practicality. The kitchen also features electric underfloor heating and a Bluetooth speaker system.

On the first floor, the dual-aspect principal bedroom includes built-in wardrobes and a stylish en-suite shower room. A second well-proportioned bedroom, complete with extensive fitted wardrobes, sits alongside the modern family bathroom.

The top floor provides two further bright and spacious bedrooms, enhanced by a mix of windows and skylights. Bedroom three enjoys its own en suite bathroom, while both rooms benefit from generous eaves storage.

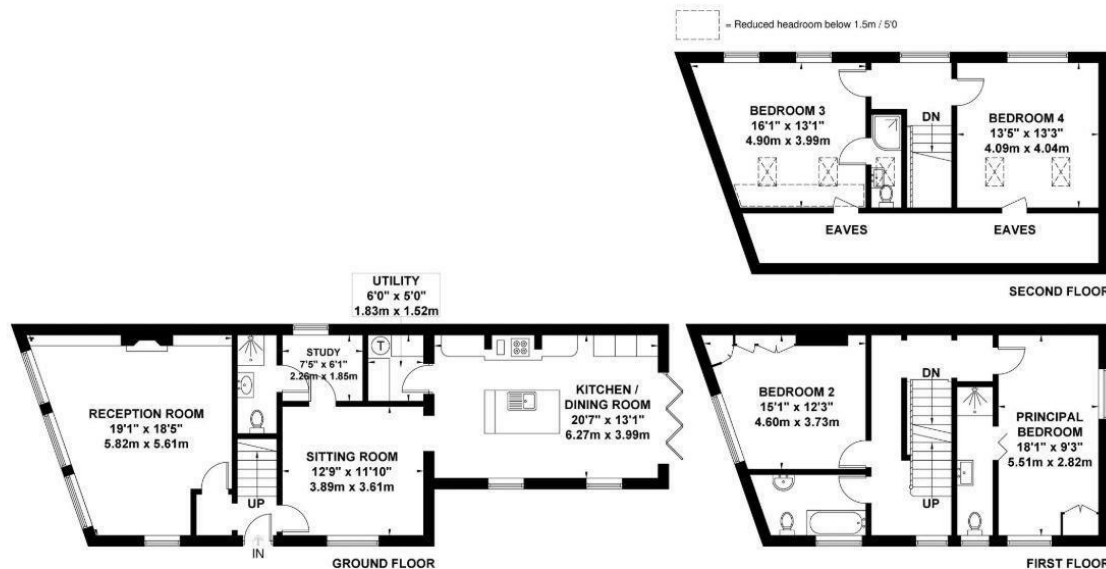
Externally, the property offers a beautifully maintained courtyard garden to the side, with a gate leading through to the graveled driveway, providing off-street parking for two vehicles. A charming front garden, accessed via a wrought-iron gate, sets a welcoming tone on arrival.

Property Features

- DETACHED VICTORIAN RESIDENCE
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS PLUS STUDY
- KITCHEN/DINING ROOM
- 4 MODERN BATHROOMS
- OFF-STREET PARKING
- COURT YARD GARDEN
- FRONT GARDEN
- VILLAGE LOCATION
- NO ONWARD CHAIN

Park Road, East Molesey

Approximate Gross Internal Area = 198.1 sq m / 2132 sq ft
(Including Eaves)



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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.