

Hampton Court Avenue, East Molesey, KT8

£825,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this attractive and well presented 3-bedroom semi detached family home. Located within close proximity to Hampton Court Village, this delightful home comes with huge potential to extend STPP. Comprising, Off street parking for 2 cars, entrance hallway, under stairs storage, reception room with bay window, dining room which open onto a rear addition. With far stretching views over the playing fields, the much loved rear garden is perfect for relaxing and entertaining. The property also benefits from a detached garage which is accessed from the garden. To the first floor are two spacious bedrooms, both with fitted wardrobes, family bathroom and further single bedroom/office.

Highly sought after quiet location

3 bedroom Home

Incredible Views Over Playing Fields

60ft South Facing Garden

Off Street Parking

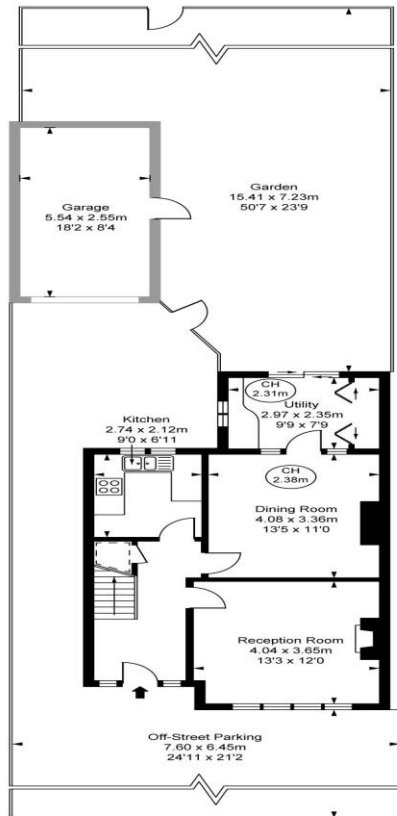
Huge potential STPP to extend

Hampton Court Avenue, East Molesey, KT8

£825,000 Freehold

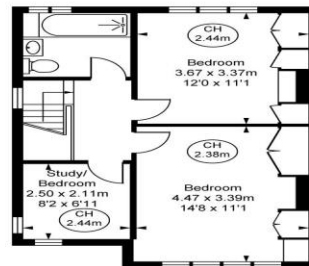
4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



FULHAM
PERFORMANCE
PRECISION YOU CAN TRUST

Hampton Court Avenue, KT8
Approximate Gross Internal Area
96.50 sq m / 1,039 sq ft
Garage
14.25 sq m / 153 sq ft
Total Areas Shown on Plan
110.76 sq m / 1,192 sq ft
(Including restricted height
under 1.5m (5' 3")
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
44.52 sq m / 479 sq ft

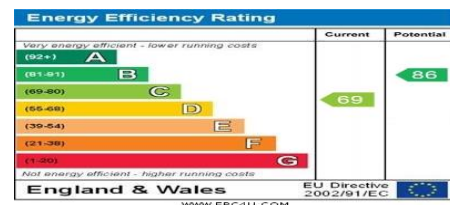
This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
© Fulham Performance

Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.