



**The Coach House, Rear Of 45 Bridge Road**  
East Molesey

In Excess of **£1,100,000**

**newton**  
huxley.



# The Coach House

Rear Of 45 Bridge Road, East Molesey

Rare opportunity to own historic home in heart of Hampton Court Village. Moments from amenities. Sophisticated, elegant living awaits.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Historic Home In The Heart Of Hampton Court Village
- Chain Free
- Huge Reception Space/ Kitchen Benefitting From Vaulted Ceilings
- Balcony With Views Across East Molesey
- 3 Double Bedrooms
- Garage/Second Reception Room
- Period Features Throughout
- Moments From Local Amenities
- Planning Permission For Further Enhancements









## Coach House

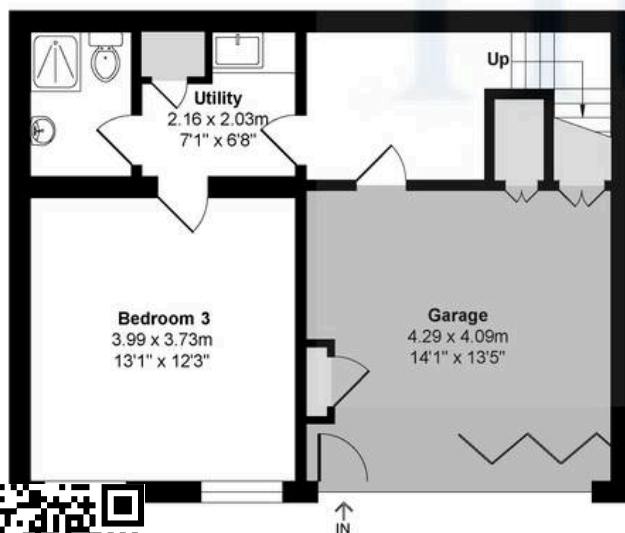
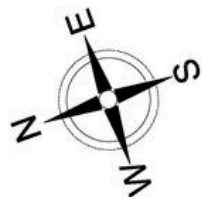
Total Area: 162.5 m<sup>2</sup> ... 1749.13 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSE ONLY.

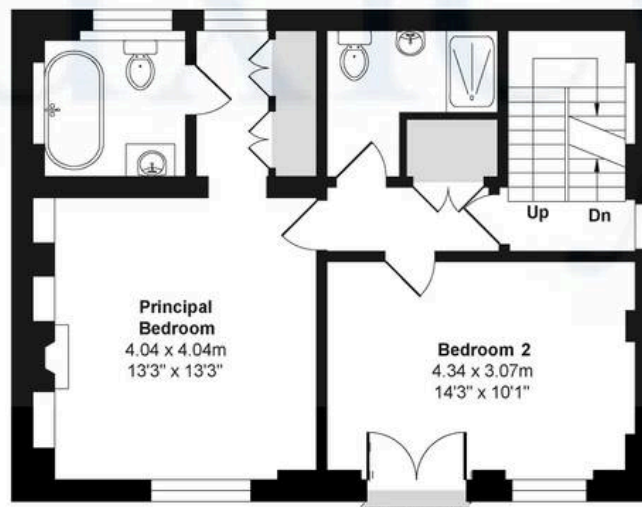
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

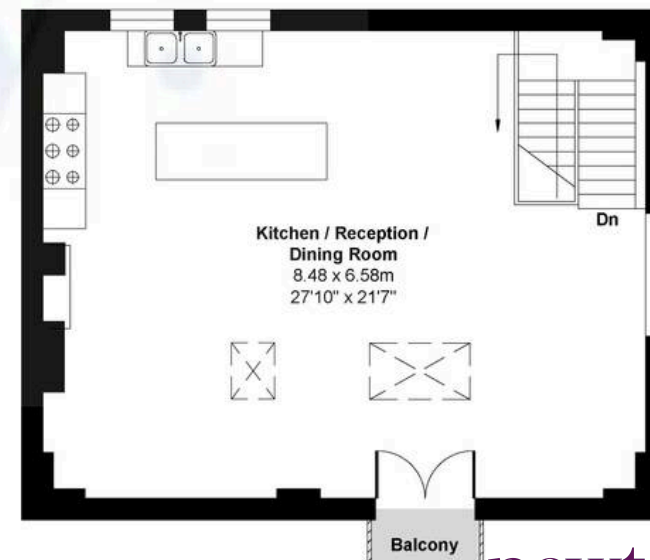
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Ground Floor



First Floor



Second Floor

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