

# 50, Matham Road, East Molesey, KT8 0SU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

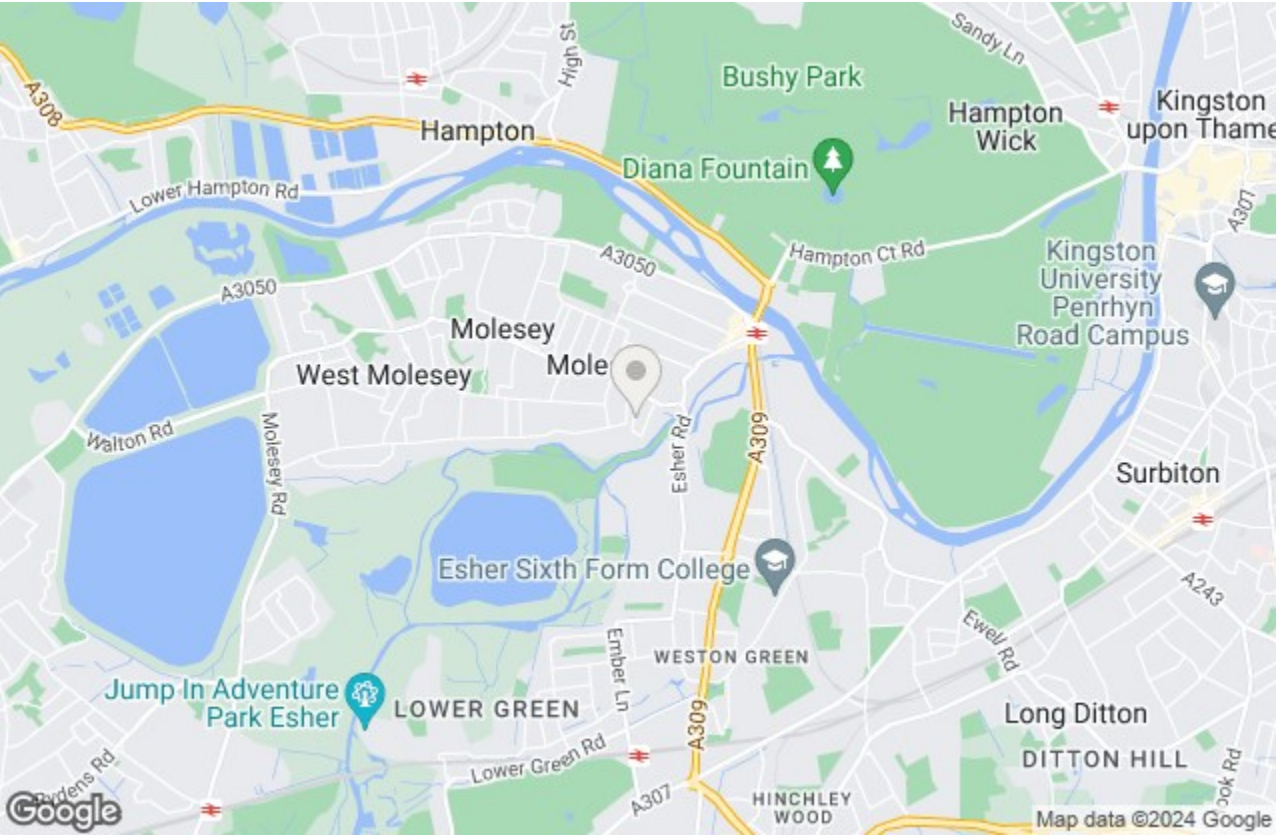
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**£865,000 Freehold**

Harmes Turner Brown are pleased to offer a unique opportunity to purchase this secluded two bedroom residence which was originally the stable of King Henry VIII's Hunting Lodge which was built in the 1400's. The property has been maintained to a good standard throughout by the current owners and is situated in a primary location in the heart of East Molesey village within yards of the High Street shops, restaurants, cafes and local bus service to Kingston-upon Thames and Walton on Thames. Hampton Court is a short walk from the property offering further restaurants, shops, Hampton Court Palace, River Thames, Bushy Park and a mainline train station giving access to London Waterloo.

The property is on one level and is accessed via a 50ft private walkway making it very secluded. The accommodation comprises:- entrance hallway leading to spacious lounge/dining room with vaulted beamed ceilings and doors leading to garden, a bespoke Shaker style kitchen, separate office, two double bedrooms and a modern refitted bathroom. Other features include gas central heating via radiators. The sunny rear garden is laid mainly with an artificial lawn with mature shrubs, a patio area, a further raised decking area and an additional courtyard area. Offered with no onward chain. Council tax band F. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing.





# Matham Road, East Molesey, KT8 0SU



- ORIGINALLY THE STABLE BLOCK OF KING HENRY VIII'S HUNTING LODGE
- LOUNGE/DINING ROOM WITH VAULTED BEAMED CEILINGS
- SEPARATE OFFICE
- SECLUDED SUNNY ASPECT GARDEN WITH COURTYARD AREA
- GAS CENTRAL HEATING
- UNIQUE SECLUDED PROPERTY
- BESPOKE SHAKER STYLE KITCHEN
- TWO DOUBLE BEDROOMS
- PRIMARY LOCATION IN EAST MOLESEY VILLAGE
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract