



HEVER PLACE

East Molesey, Surrey, KT8





# A MODERN FAMILY HOME IN A GATED DEVELOPMENT

An immaculately presented modern five bedroom detached home in a gated development in a popular residential location in East Molesey. The property has a stunning open plan kitchen/dining/family room and two additional reception rooms.



5



5



3

EPC

B

Local Authority: Elmbridge Borough Council

Council Tax band:

Tenure: Freehold





## IN AN EXCELLENT LOCATION

The property is located in a gated development in this popular residential location of East Molesey, close to Hampton Court Palace on the banks of the River Thames. The area is well known for its attractive tree lined streets and is close to the local cafes, boutiques, restaurants and amenities.

A larger selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores. Hampton Court mainline station is within walking distance and provides regular train services to London Waterloo. Access to the M25, M3 and A3 is a short distance for Central London, Heathrow and Gatwick Airports. Schooling in the area is exceptional with many options for both state and independent education.



















## SUPERB CONNECTIVITY

Hampton Court Station - 0.75 miles

Kingston upon Thames - 2.5 miles

Esher - 3.5 miles

A3 - 5 miles

M3 (J1) - 6 miles

M25 (J10) - 9 miles

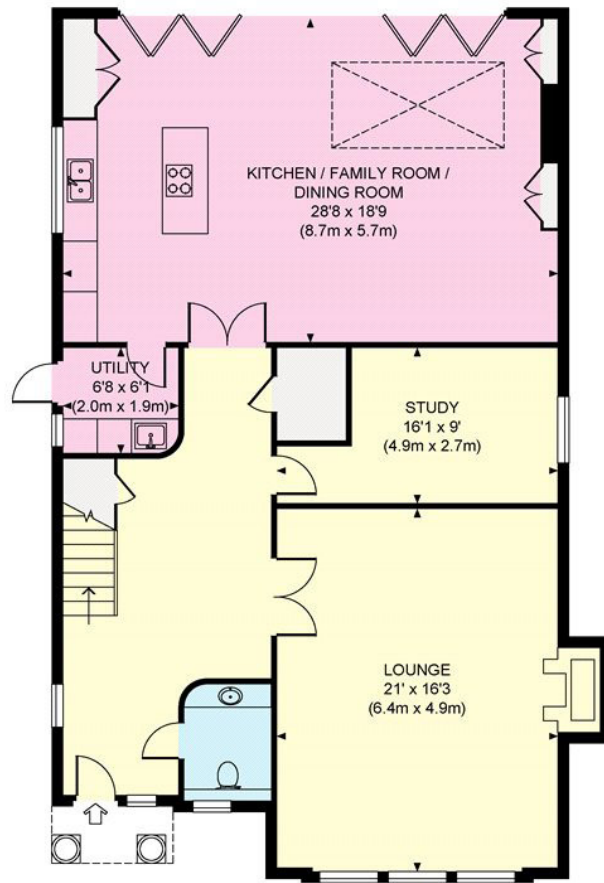
Central London - 20 miles





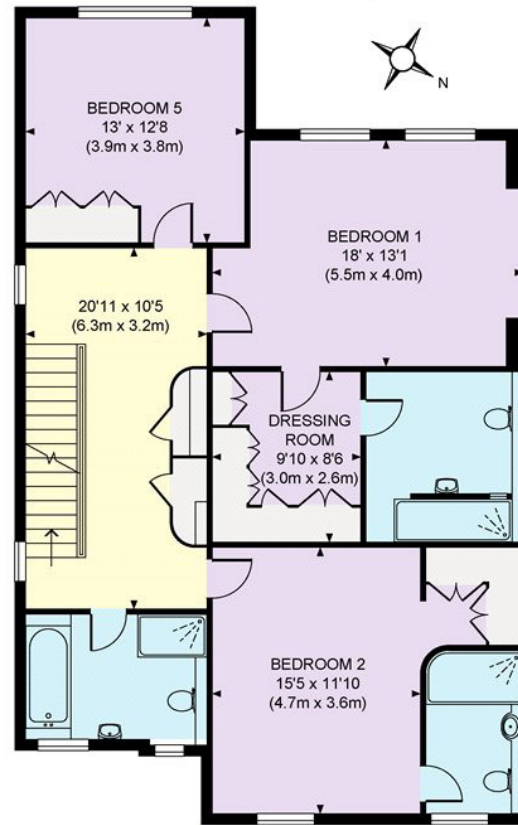




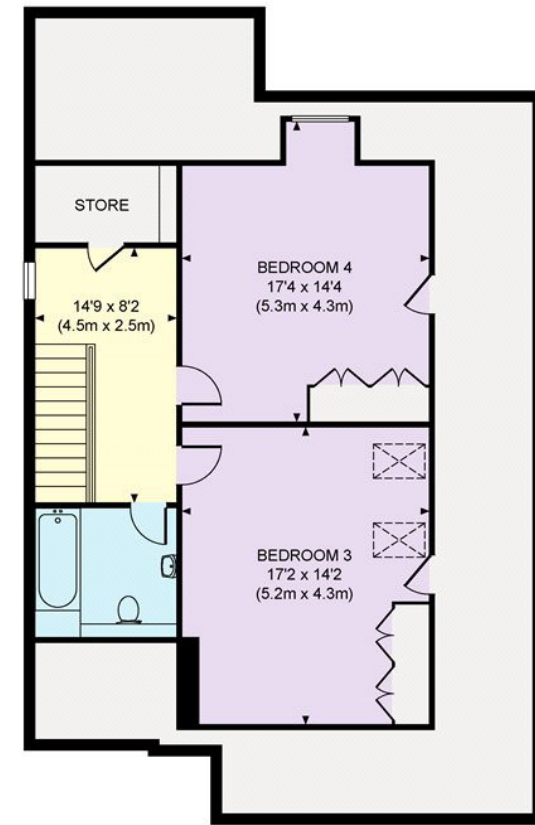


GROUND FLOOR

Approximate Gross Internal Area  
3210 sq ft / 298.3 sq m



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area = 298.22 sq m / 3,210 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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