



PALACE ROAD

East Molesey, Surrey, KT8



A CHARMING, WELL-MAINTAINED PERIOD HOME

A charming, well-maintained period home located in the popular
village of East Molesey.



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EPC

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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



- * A short distance from Bridge Street and the station
- * Convenient for Hampton Court Palace and the River Thames
- * Character features including high ceilings, large picture windows, a curved staircase in the entrance hall, and feature fireplaces
- * Open plan kitchen/dining room with underfloor heating
- * Three spacious reception rooms
- * Private drive and parking
- * Spacious, secluded garden











Palace Road is a highly sought-after residential road situated in the heart of East Molesey, close to Hampton Court station, Palace and the River Thames. The area is well-known for its elegant tree-lined streets and is conveniently close to 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 to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College (subject to catchment) and Independent Schools to include Weston Green School, Twickenham Preparatory School, Hampton Court House, Lady Eleanor Holles School, Hampton School, Surbiton High School, Claremont Fan School and





Approximate Gross Internal Area

2505 sq. ft / 232.70 sq. m



Approximate Gross Internal Area = 232.63 sq m / 2,504 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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