



## 31 Hampton Court Avenue, East Molesey, KT8 0BG

Asking Price £799,950 Freehold

- SEMI-DETACHED PROPERTY
- 2 RECEPTION ROOMS
- CLOAK ROOM

- 4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OFF-STREET PARKING

- 1 BATHROOM
- STUDY
- WEST-FACING REAR GARDEN



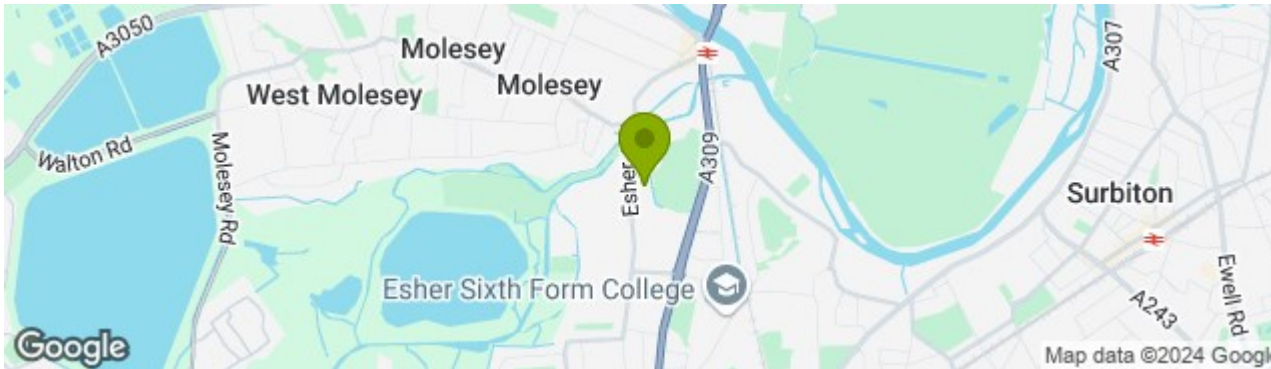
## Hampton Court Avenue, KT8



**Approx. Gross Internal Floor Area 1296 sq. ft / 120.42 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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## Description

Rawlinson and Webber are pleased to offer for sale this fantastic 4-bedroom semi-detached home, located in a highly-sought after residential road in East Molesey. Within close proximity to Hampton Court Village & its train station, offering quick links into London; this property is perfect for city commuters seeking a balanced city and country lifestyle. The home is also located within excellent school catchment zones, including Thames Ditton's Infant & Junior Schools, The Orchard, and Esher High. Hurst Park and Bushy Park are very easily accessible, local hotspot for families, walkers, runners & cyclists.

Greeting you upon arrival is an open arched porch and a private driveway, complemented by a shared side drive accommodating multiple cars. Inside, the ground floor of the property offers an entrance hallway with stair access, a front-facing lounge, a convenient cloakroom, and a study. Towards the rear, there is a through dining room that leads into the kitchen/breakfast room. The kitchen/breakfast room features an island peninsula and sliding doors opening to the west-facing rear garden.

Upstairs, the property includes two double bedrooms with built-in storage, a third bedroom, and a family bathroom. The second floor comprises a fourth double bedroom with charming eaves and a small wash sink.

Externally, the property boasts a large, mature rear garden with a westerly aspect, providing direct sunlight for much of the day. While the home requires some modernisation, it offers the potential for enlargement into the loft space to include an en-suite, if desired.

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		
	55	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band**

**F**

**EPC Rating:**

**D**