



**RAWLINSON  
&WEBBER.**

**Kent Road, East Molesey  
£4,500 Per Calendar Month Freehold**

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# Property Description

Built in 1850 we are delighted to bring to market this stunning Victorian Period property. Steeped in history this property shows off the features of Victorian builds. Very large rooms with high ceilings, so much space for a family.

Coming in through the front door you enter the hallway with stairs in front of you. On the left hand side of the property you are greeted with 3 big reception rooms. 2 of which take you out onto the side gardens. Walking to the rear of the property you have the kitchen with all modern appliances.

Off the kitchen, you have a downstairs shower-room/utility with access out onto the enclosed courtyard garden.

Walking up the stairs to the first half floor you are greeted with a separate wing as such, consisting of a large double bedroom, separate original bathroom and separate toilet.

Continuing up you have a further 2 bedrooms one being very grand and spacious.

Walking up to the third floor you have another double bedroom overlooking the courtyard garden

Kent Road is located within the highly sought after Kent Town conservation area which is rich in history and close to Hampton Court Palace. The area is well served with roads, good transport links and quality schooling make this area very popular with families.

The Bridge Road area of East Molesey (also known locally as Hampton Court Village) is nearby (0.4 miles) and is a traditional style British village with a range of independent shops, cafes, bars and restaurants.

Excellent road links to Heathrow, Gatwick, Luton, Oxford, Birmingham, Manchester, Leeds, Glasgow, Edinburgh, London, and the Channel Islands. The M4, M3 and M25 motorways are within driving distance and central London itself is just 12.5 miles away. A regular and direct rail service to London Waterloo operates from Hampton Court Station (0.6 miles) in about 30 minutes. The property is well situated for an excellent range of both state and independent schools.

## Kent Road, KT8



**Approx. Gross Internal Floor Area 1773 sq. ft / 183.31 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.  
Produced by [designimperial.com](http://designimperial.com)

**FEATURES**

- BEAUTIFUL VICTORIAN PERIOD FAMILY HOME • 4
- EXTREMELY LARGE BEDROOMS • 3 RECEPTION ROOMS • KITCHEN • INTERNAL COURTYARD GARDEN • WRAP AROUND FRONT/SIDE GARDENS • DRIVEWAY • NEW ELECTRICS THROUGHOUT • FULL REDECORATION THROUGHOUT • NEW CARPETS THROUGHOUT

Council Tax Band

G

EPC Rating:

E

