

Kent Road, KT8 7'3" x 5'8" (2.20m x 1.72m) 6'5" x 3'6" Dining Room .95m x 1.06m) Bedroom 3 14'1" y 11'1" 17'7" x 11'0" (4.17m x 3.34m) (4.30m x 3.37m) (5.36m x 3.36m) Reception Room 12'7" x 12'3" (3.83m x 3.74m) (4.92m x 3.72m) Bedroom 4 (4.25m x 3.39m) Lounge 18'4" x 13'1" Bedroom 1 18'6" x 13'2" (5.60m x 3.98m) (5.64m x 4.02m) Ground Floor First Floor Second Floor Approximate Floor Area Approximate Floor Area Approximate Floor Area 831 sq. ft (89.27 sq.m) (77.19 sq.m) (16.85 sq.m)

Approx. Gross Internal Floor Area 1973 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

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. Prescribed in Court Palace, 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

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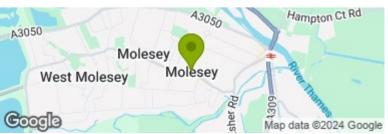
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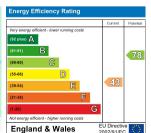
GARDENS. WRAP AROUND FRONT/SIDE

GARDENS • DRIVEWAY • NEW ELECTRICS

THROUGHOUT • FULL REDECORATION

THROUGHOUT • NEW CARPETS THROUGHOUT





Council Tax Band

G

EPC Rating:

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