



## Kent Road, East Molesey KT8 9JZ

Offers Over £1,100,000 Freehold

- DETACHED PROPERTY
- LOUNGE/DINING ROOM
- LARGE GARAGE
- NO ONWARD CHAIN
- FOUR BEDROOMS
- SEPARATE STUDY
- APPROX 1,691 SQ. FT. INTERNAL FLOOR AREA
- TWO BATHROOMS
- MODERN KITCHEN
- PRIME EAST MOLESEY LOCATION

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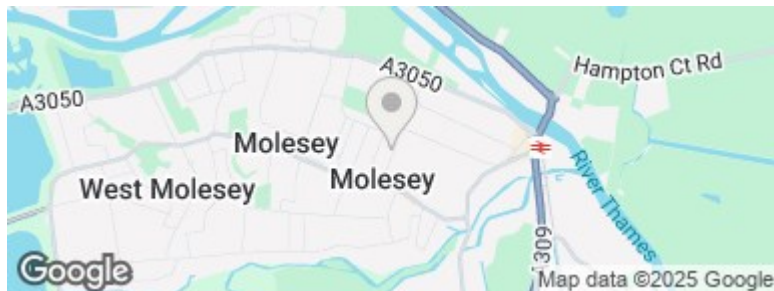
## Kent Road, KT8



Approx. Gross Internal Floor Area 1691 sq. ft / 157.12 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Property Description

Situated in the heart of East Molesey, this spacious and well-presented four-bedroom detached family home offers an excellent balance of modern living and versatile accommodation, spanning approximately 1,691 sq. ft. of internal space.

Upon entering the property through a welcoming porch and internal hallway with cloak cupboard. A kitchen is located to the front of the property and provides ample countertop and storage space with doors leading out to the side access and rear garden. Spanning the length of the property is a spacious lounge/dining room featuring a bay window, fireplace and sliding doors overlooking the west-facing garden. Adjacent to this is a well-sized study offering an ideal space for remote working or additional bedroom. Completing the ground floor is a contemporary shower room & w/c.

Upstairs, the first floor comprises four well-proportioned bedrooms; with the principal bedroom and second biggest bedrooms providing built-in wardrobes. A modern family bathroom completes the internal layout.

The property also benefits from an extensive garage (36'3" x 8'2"), ideal for secure parking or additional storage, and offers potential for conversion (STPP). The property also benefits from off-street parking on its own driveway and a sunny west-facing rear garden.

## Location

Kent Road is located within the highly sought after Kent Town conservation area which is rich in history and close to Hampton Court Palace. Pretty residential 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, boutiques, bars and restaurants.

More extensive shopping is accessible in nearby Kingston upon Thames. Transport links in the area are excellent. 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 around 30 minutes. The property is well situated for an excellent range of both state and independent schools.