
Absolute Homes
East Molesey, KT8





Description:

Absolute Homes are pleased to present to the sales market this two bedroom Victorian home, presented in good order and retaining period features that enhance the charm of the property. The accommodation begins with a welcoming lounge as the property is entered, with a separate dining room leading through to the modern kitchen and access to the full bathroom. From the kitchen, a door opens onto the private courtyard garden, ideal for outdoor dining or a quiet morning coffee. On the first floor there are two good sized double bedrooms.

The property is ideally placed for East Molesey village and High Street, which offers an array of independent shops, cafés and everyday facilities, giving the area a genuine community feel.
Hampton Court Palace and its gardens lie within 0.5 miles. Once the home of Henry VIII, the palace is one of the country's most celebrated historic landmarks, with its Tudor kitchens, Baroque state apartments, the famous maze and acres of formal gardens. Beyond the palace gates there is a further selection of independent shops, restaurants and riverside pubs, and the annual calendar brings the Hampton Court Palace Festival, the Flower Show and open air concerts to the doorstep.

Hampton Court Station, also within easy reach, serves London Waterloo with a regular service, making this an excellent choice for commuters who want village living with swift access to the capital.
The River Thames is close by, with towpath walks along the water's edge and day boat, kayak and paddle board hire available in the summer months. The area is also well served by public green spaces, including Bushy Park and Home Park, home to the famous herds of deer, along with the open expanse of the river meadows, all offering wonderful opportunities for walking, cycling and relaxing outdoors.

Combining period charm, a sought after village setting and a wealth of history and open space on the doorstep, this home is well worth viewing.







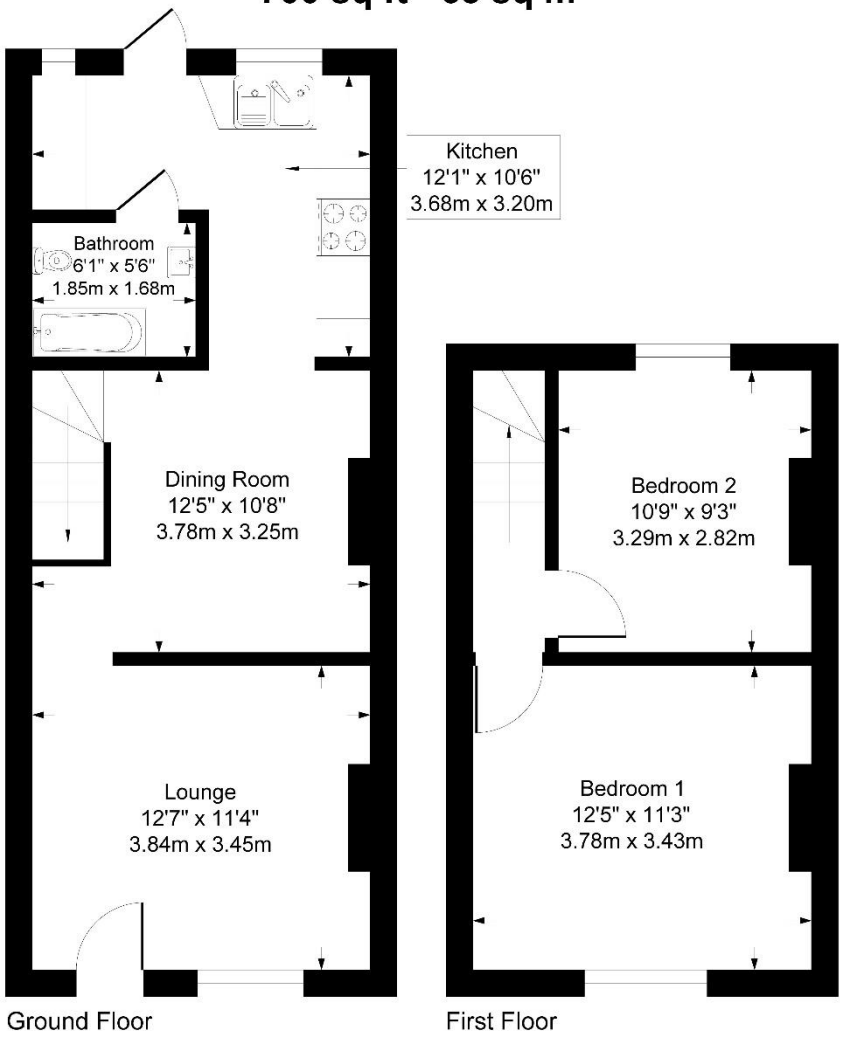


INFORMATION

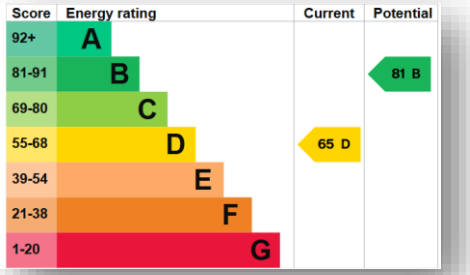
TENURE:	Freehold
COUNCIL TAX:	D
COUNCIL:	Elmbridge Borough Council
EPC:	D
PRICE:	£570,000

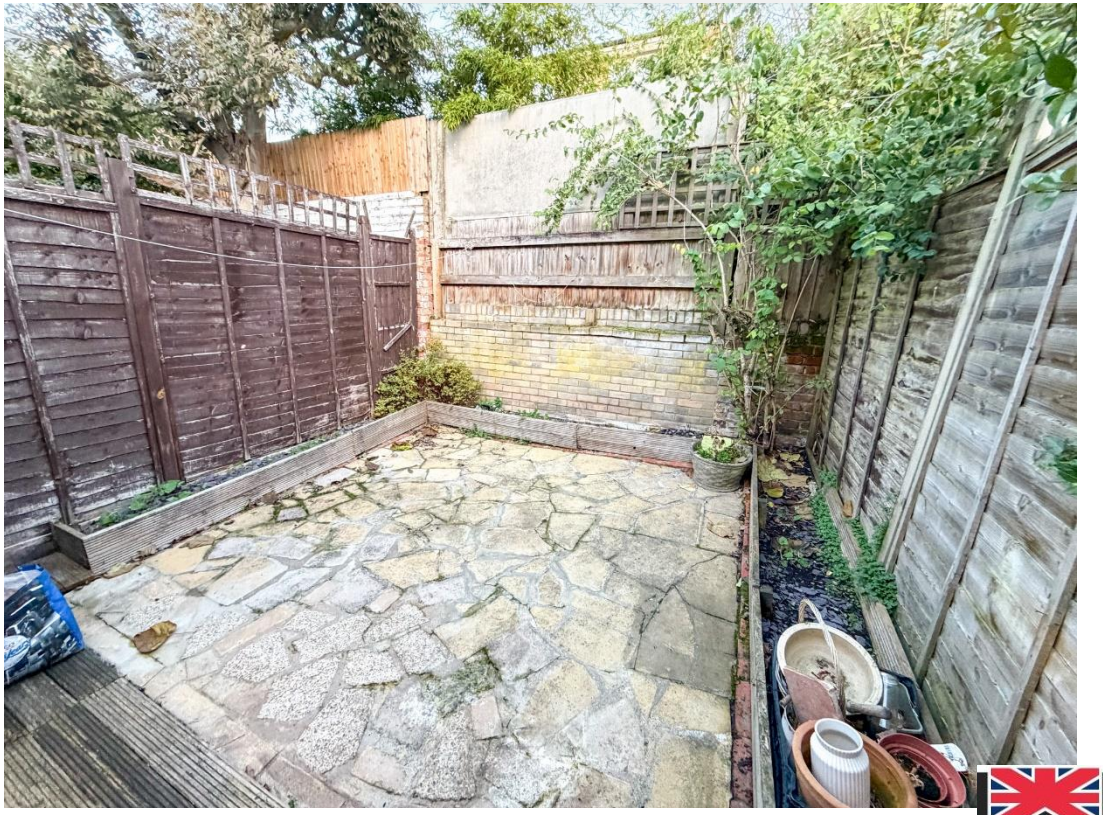


Approximate Gross Internal Area
700 sq ft - 65 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





absolute-homes.co.uk ✆01784 557 898 ✉info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.