

ORCHARD FARM AVENUE

East Molesey, Surrey KT8



A MODERN FAMILY HOME WITH OPEN PADDOCK VIEWS

A beautifully presented four-bedroom family home with a private garden and attractive open paddock views, occupying one of the most desirable positions within this modern Cala Homes development.

3	3	2	EPC B

Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold





DESCRIPTION



Conveniently situated close to the development entrance, the property enjoys easy access, a high degree of privacy and a lovely outlook over neighbouring equestrian paddocks and mature greenery.

Presented in excellent condition throughout, the accommodation offers four bedrooms, three bathrooms, a spacious open-plan kitchen/dining/family room and a separate reception room, making it ideally suited to modern family living.

Located alongside the River Mole, the development is perfectly positioned for riverside walks and access to adjoining fields. Hampton Court Palace and the banks of the River Thames are nearby, while the area is renowned for its attractive tree-lined streets and the popular cafés, boutiques, restaurants and amenities of Bridge Road.











LOCATION

A wider selection of shopping and leisure facilities can be found in Kingston upon Thames, with its extensive range of high street retailers and department stores. Hampton Court mainline station is within walking distance and provides regular services into London. Residents also benefit from a private gate from the development leading to Esher station via Imber Court. Surbiton station is also conveniently accessible, offering fast services to London Waterloo.

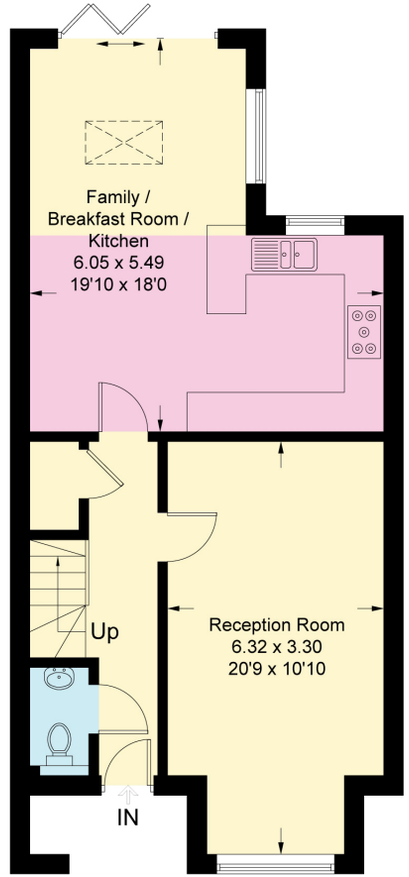
The area is particularly well regarded for its excellent choice of schools. Nearby state schools include The Orchard Infant School, St Lawrence Junior School and St Paul's Catholic College (subject to catchment). Highly regarded independent schools include Weston Green, Twickenham Preparatory School, Hampton Court House, Lady Eleanor Holles, Hampton School, Shrewsbury House School, Rowan Preparatory School, Milbourne Lodge School, Surbiton High School, Claremont Fan Court School and ACS Cobham International School.

The A3, M25 and M3 are all easily accessible, providing convenient links to Central London, Heathrow Airport, Gatwick Airport and the wider motorway network.

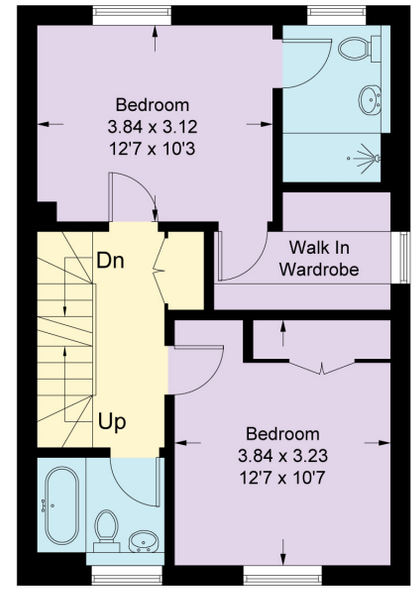


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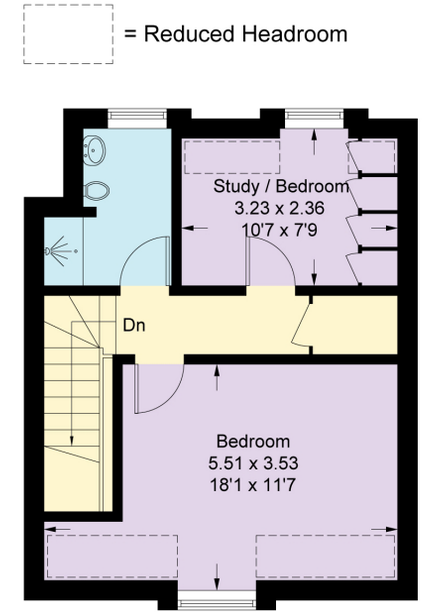
Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
(Including Reduced Headroom)



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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