





48 HAMPTON COURT AVENUE

EAST MOLESEY, KT8 0BQ

£900,000

FREEHOLD

BURTON MATTHEWS

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Situated in a quiet cul-de-sac, this delightful 1930s semi-detached house offering well presented accommodation ideal for family life.

The accommodation comprises an entrance hall, a living room with feature fireplace, a large open plan kitchen/dining room, utility room and downstairs cloakroom . On the first floor there are three bedrooms, two of which are doubles, and a modern family bathroom. To the second floor there is a principal bedroom with a further bathroom.

Outside the property provides off street parking to the front for two cars and a rear garden measuring 25 ft x 48 ft, with views offer the Old Tiffinians Playing Fields to the rear.

This home enjoys a peaceful residential environment while being conveniently close to local amenities, schools, and transport links. The nearby attractions, including the historic Hampton Court Palace and the scenic River Thames, offer a delightful backdrop for leisurely walks and family outings along with an array of restaurants and cafes.

This property is also offered with the added benefit of no onward chain.

Additional Information

Local Authority – Elmbridge
Council Tax – Band F
Viewings – By Appointment Only
Floor Area – 1575.00 sq ft
Tenure – Freehold







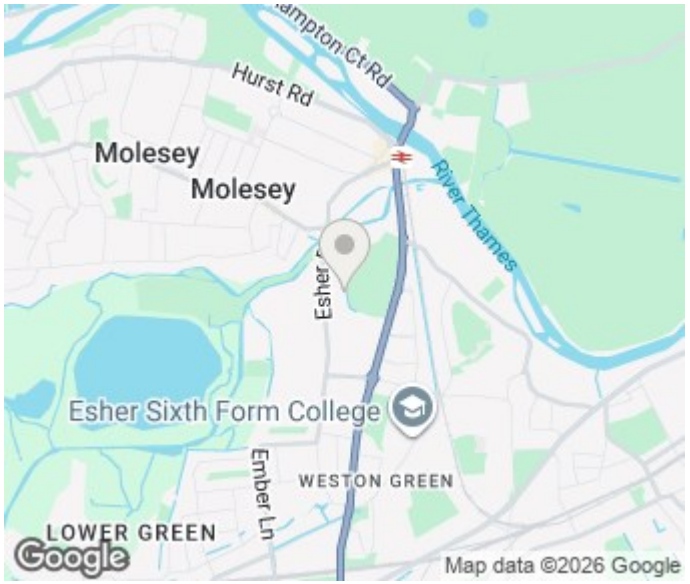


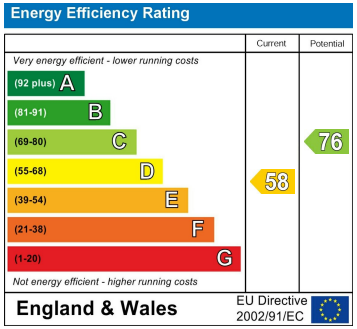
Hampton Court Avenue, East Molesey, KT8

Approximate Gross Internal Area = 146.2 sq m / 1575 sq ft
Outbuilding = 8.6 sq m / 93 sq ft
Total = 154.8 sq m / 1668 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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