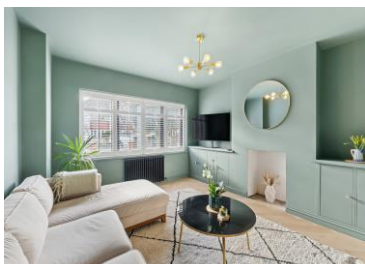


Hampton Court Avenue, East Molesey, KT8

£1,050,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

This beautifully finished property comprises off-street parking for two vehicles, an attractive front porch and a welcoming entrance hallway with ground floor WC. To the front is an elegant reception room, which flows seamlessly through to a newly extended open-plan kitchen/dining room. This superb space is perfectly suited to modern family living and entertaining, flooded with natural light and enjoying views over the rear garden. The high-specification kitchen features integrated appliances, a central island unit and excellent storage, while bi-fold doors open directly onto a neatly arranged and private rear garden, complete with patio area, pergola and a useful shed to the rear. To the first floor are two double bedrooms, including a generous principal bedroom with stylish en-suite, along with a well-appointed family bathroom. The second floor offers two further bedrooms and additional eaves storage.

Stunning 4 bed family home

Beautifully decorated throughout

Loft and rear extended

Stylish kitchen and bathroom

Off street parking for two cars

Private rear garden

Hampton Court Avenue, East Molesey, KT8

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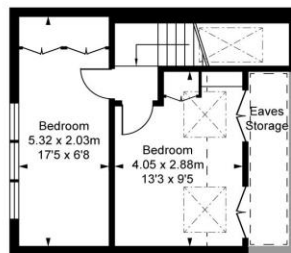
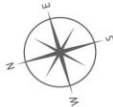
Private rear garden

Hampton Court Avenue, KT8

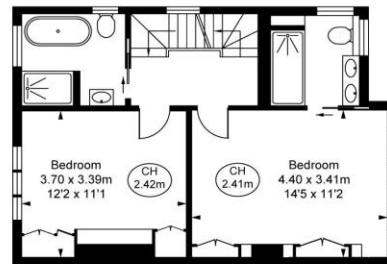
Approximate Gross Internal Area
130.85 sq m / 1,409 sq ft
Eaves Storage
3.77 sq m / 41 sq ft

Total Areas Shown on Plan
134.62 sq m / 1,449 sq ft

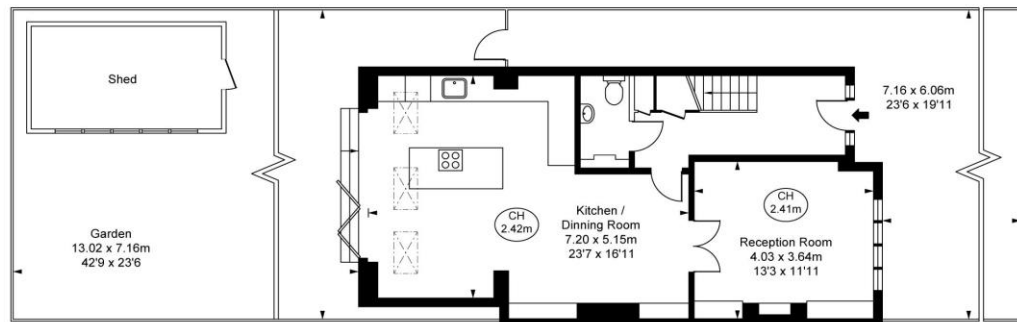
(Including restricted height
under 1.5m □ □ □ □ □)
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
25.31 sq m / 272 sq ft



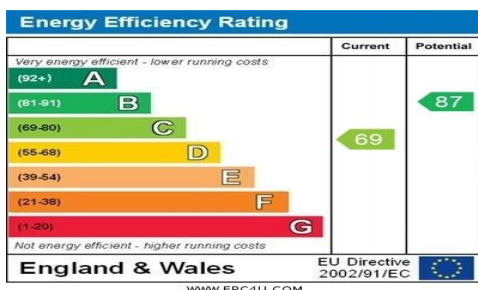
First Floor
Approximate Gross Internal Area
44.87 sq m / 483 sq ft



Ground Floor
Approximate Gross Internal Area
60.67 sq m / 653 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance



Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: B

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.