



## 52 HAMPTON COURT AVENUE

EAST MOLESEY, KT8 0BQ

**£950,000**  
**FREEHOLD**

A well presented, four bedroom, two bathroom, 1930's built semi detached home on a quiet residential road just over 0.5 of a mile from Hampton Court station and array of local shops, cafe's, bars and restaurants.

  
**BURTON  
MATTHEWS**

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A well presented, four bedroom, two bathroom, 1930's built semi detached house on a quiet residential road just over 0.5 of a mile from Hampton Court station and an array of local shops, cafe's, bars and restaurants.

The accommodation on the ground floor comprises an entrance hall, a bay fronted living room, a second reception room with a wood burning stove, and a kitchen/diner with a modern fitted kitchen including an island and bi folding doors overlooking the garden. There is also a utility room and a downstairs cloakroom.

On the first floor there are three bedrooms and a family bathroom, with stairs leading to the second floor, which offers a master bedroom with en suite shower room. The master bedroom enjoys views from the Juliet balcony of the Old Tiffinians Sports Ground behind.

Outside the property provides off street parking to the front and enjoys a secluded rear garden with an outbuilding ideally suited for a home office or a home gym.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band E

**Viewings** – By Appointment Only

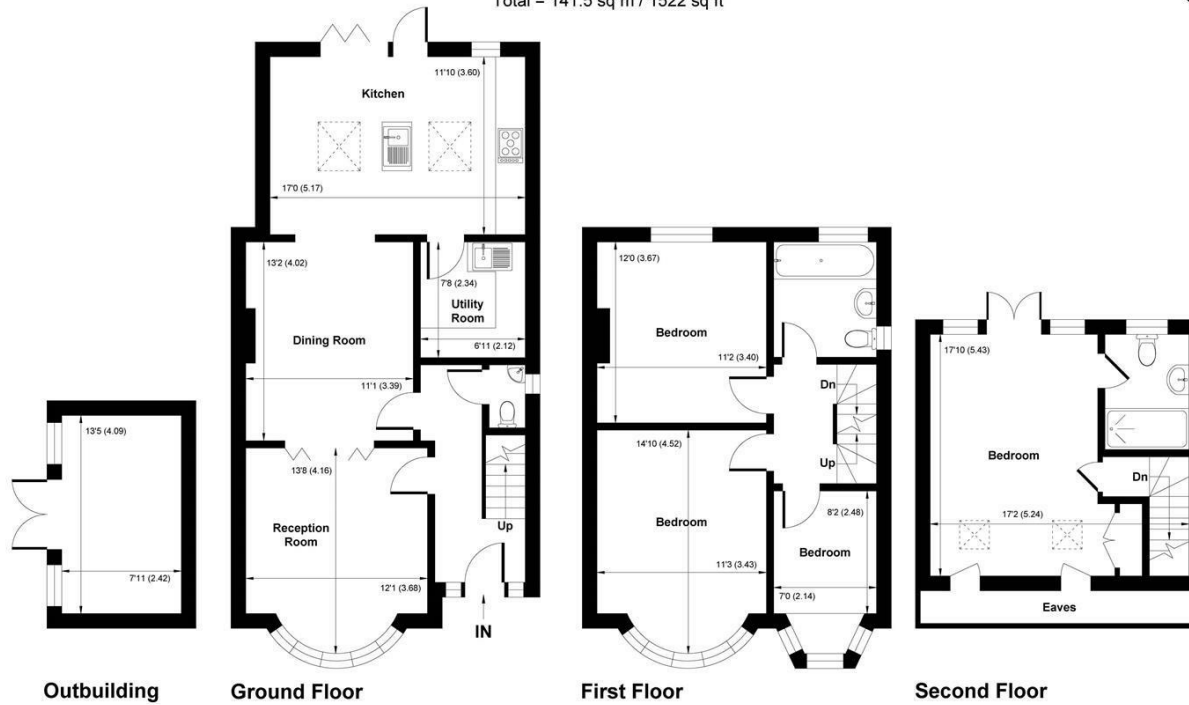
**Floor Area** – 1522.00 sq ft

**Tenure** – Freehold

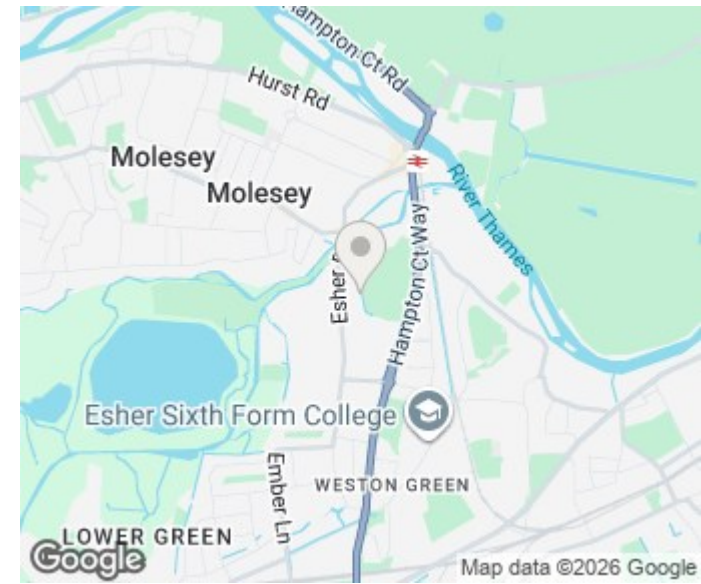


## Hampton Court Avenue, East Molesey, KT8

Approximate Gross Internal Area = 131.8 sq m / 1418 sq ft  
 Outbuilding = 9.7 sq m / 104 sq ft  
 Total = 141.5 sq m / 1522 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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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