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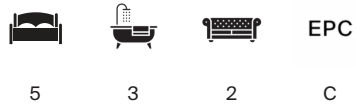
SOUTHFIELDS

East Molesey, Surrey KT8



AN IMMACULATELY PRESENTED AND NEWLY RENOVATED DETACHED FAMILY HOME

Located in a cul-de-sac in East Molesey.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



KEY FEATURES

- West facing rear garden
- Cul-de-sac location
- Underfloor heating to ground floor
- Open plan kitchen/dining/family room
- Stylish modern kitchen with integrated appliances
- Quooker boiling water tap
- Brand new sanitary ware throughout
- Fully insulated summer house / office with plumbing and electricity











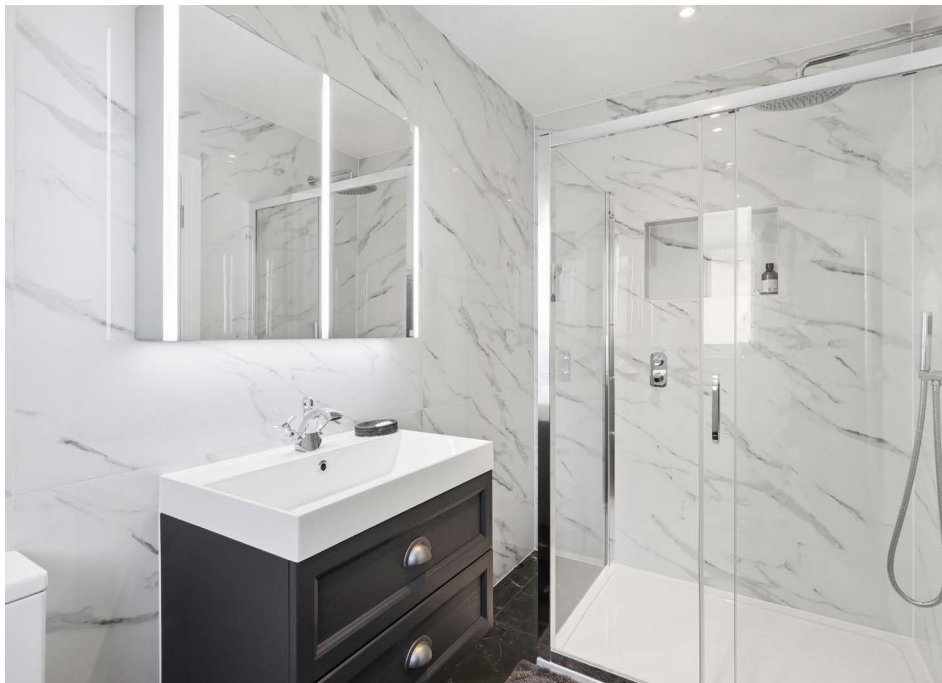
LOCATION

Situated close to Hampton Court Palace on the banks of the River Thames the area is well known for its attractive tree lined streets and is close to the local cafes, boutiques, restaurants and amenities on Bridge Road.

A larger selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores. Hampton Court mainline station is within walking distance and provides a regular train service, Surbiton station is also conveniently located providing a fast service, both into Waterloo.

Schooling in the area is exceptional with many options for both state and independent education to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College (all subject to catchment areas) and independent schools including Weston Green, Lady Eleanor Holles, Hampton, Surbiton High, Claremont Fan School and ACS Cobham International School.

The A3, M25 and M3 are easily accessible providing access to Central London, Heathrow and Gatwick Airports and the South.





Approximate Gross Internal Area
 Total Internal Area 2,393sq.ft / 222.31sq. m
 Outbuilding 137 sq. ft / 12.71 sq. m
 Store 68 sq. ft / 6.30 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

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