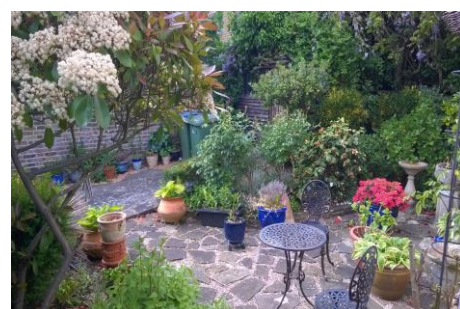




Palace Road East Molesey, KT8 9DJ

A detached period property situated in a desirable location in the heart of Hampton Court close to BR station, boutiques, cafes and restaurants. The property is presented in very good decorative order and has retained many original features. The property is offered with no onward chain and comprises of three bedrooms, upstairs bathroom, downstairs shower room, open plan reception room, kitchen/breakfast room and utility room. The property also benefits from gas central heating, secluded cottage garden and off street parking for one car. An internal inspection of this property is highly recommended.



***THREE BEDROOMS**

***OPEN PLAN RECEPTION ROOM**

***SECLUDED COTTAGE GARDEN**

***UPSTAIRS BATHROOM/DOWNSTAIRS
SHOWER ROOM**

***KITCHEN/BREAKFAST ROOM**

***OFF STREET PARKING FOR ONE CAR**

£850,000 FREEHOLD

OUTSIDE LIGHT & FRONT DOOR TO:-

ENTRANCE HALL:

Front aspect window and single radiator under. Fitted meter cupboard. Cloaks cupboard. Hardwood floor. Open plan to living room and door to:-

KITCHEN: 12' 5" x 10' 9" (3.78m x 3.27m)

Beamed ceiling. Bay front aspect window with double radiator under. Granite worksurfaces with drawers under and integrated sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated fridge. Cupboard housing Worcester Combination boiler. Leaded light side aspect window and feature brick built fireplace with tiled hearth. Hardwood flooring. Door to:-

UTILITY ROOM: 5' 6" x 3' 7" (1.68m x 1.09m)

Coved ceiling and low voltage ceiling lighting. Side aspect window. Roll top worksurfaces. Eye and base level units. Integrated freezer. Space and plumbing for washing machine. Door to:-

SHOWER ROOM

Coved ceiling and low voltage ceiling lighting. Suite comprising of low level w.c, wash hand basin with mixer tap and shower cubicle with sliding screen and built in thermostatic shower. Fully tiled walls.

OPEN PLAN LIVING AREA 17' 9" x 15' 1" (5.41m x 4.59m)

Double aspect bay windows and double radiator. Feature fireplace with fitted shelving to either side. Built in shelving/display unit. Door to garden.

WOODEN STAIRCASE TO FIRST FLOOR LANDING:

Front aspect window. Doors to:-

BEDROOM ONE: 10' 10" x 8' 10" (3.30m x 2.69m)

Fitted full width wardrobes and cupboards above. Double radiator. Door to:-

ENSUITE BATHROOM:

Double aspect windows. Suite comprising of low level w.c, bidet, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment. Half tiled walls. Heated towel rail.

BEDROOM TWO: 10' 3" x 9' 0" (3.12m x 2.74m)

Loft access. Picture rail and rear aspect bay window with double radiator under. Built in shelving. Fitted single wardrobe with cupboard above.

BEDROOM THREE: 9' 7" x 7' 8" (2.92m x 2.34m)

Side aspect window and double radiator under. Fitted shelving. Feature fireplace with brick centre and wood surround.

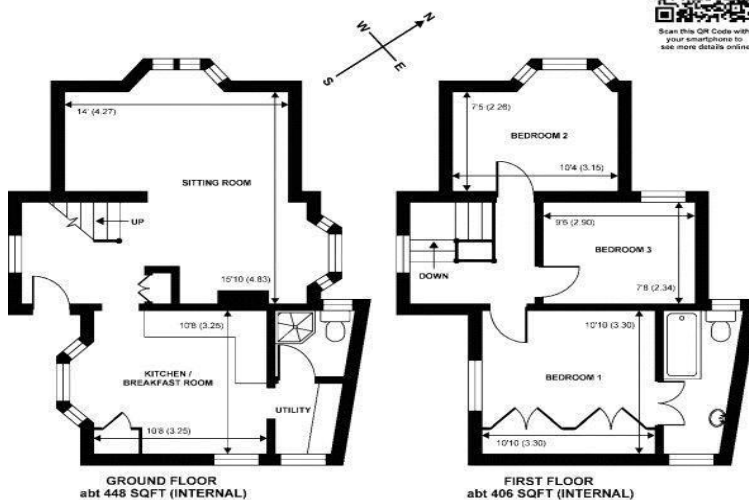
REAR GARDEN:

Fully paved garden with raised flower borders. Mature hedging. Raised brick built flower borders with array of mature flowers, plants and shrubs. Well screened with additional Wisteria. Garden Shed. Gated access to rear providing off street parking for one car.

FRONT GARDEN:

Raised brick built borders with array of mature shrubs and plants. Mature hedging.

NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 854 SQ FT 79.3 SQ METRES
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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 agreeing the sale.

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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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 in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

