



A beautifully presented four-bedroom property

Pemberton Road, East Molesey, Surrey, KT8

£2,995.00 pcm plus fees apply, Furnished or Unfurnished
Available immediately



Presented to a very high standard • Available either furnished or unfurnished • Fantastic open plan kitchen/living space • Four double bedrooms • Hampton Court station reachable in just 1 mile • Future proofed to cater for all electrical & audio needs

Local Information

East Molesey has a lovely village feel, as well as local shops and restaurants, and is close to Kingston-upon-Thames. Easy access to Waterloo (Hampton Court Station is 1 mile away, journey time from 33 minutes) and the A3 less than 4 miles away. There are also plenty of green space nearby, with Bushy Park and Hampton Court Park. There is an excellent choice of both state and independent schools in the area.

About this property

A luxury home, positioned in a popular residential road, benefitting from neutral, contemporary and well-planned accommodation throughout.

The tiled entrance hall leads to a front-facing reception room with feature bay window, downstairs cloakroom and through to an impressive kitchen/dining/family area to the rear, with folding doors opening onto the south west facing rear garden, enjoying the afternoon and evening sun. The kitchen has been individually designed and features Silestone worktops and integrated Siemens appliances.

To the first floor, you are greeted with a stylish master bedroom with integrated storage and en suite shower room, which is accompanied by another double

bedroom; also with fitted storage and family bathroom. Bedrooms 3 & 4 are positioned to the top floor and are both doubles.

The property further benefits from off street parking for one car, underfloor heating and LED dimmable downlighters throughout, quality 'Villeroy & Boch' sanitary ware in the bathrooms; accompanied by Hansgrohe chrome fittings and a video door entry system.

Furnishing

Furnished or Unfurnished

Local Authority

Elmbridge Borough Council
Council Tax Band = F

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Esher Lettings Office.
Telephone: +44 (0) 1372 461 932.





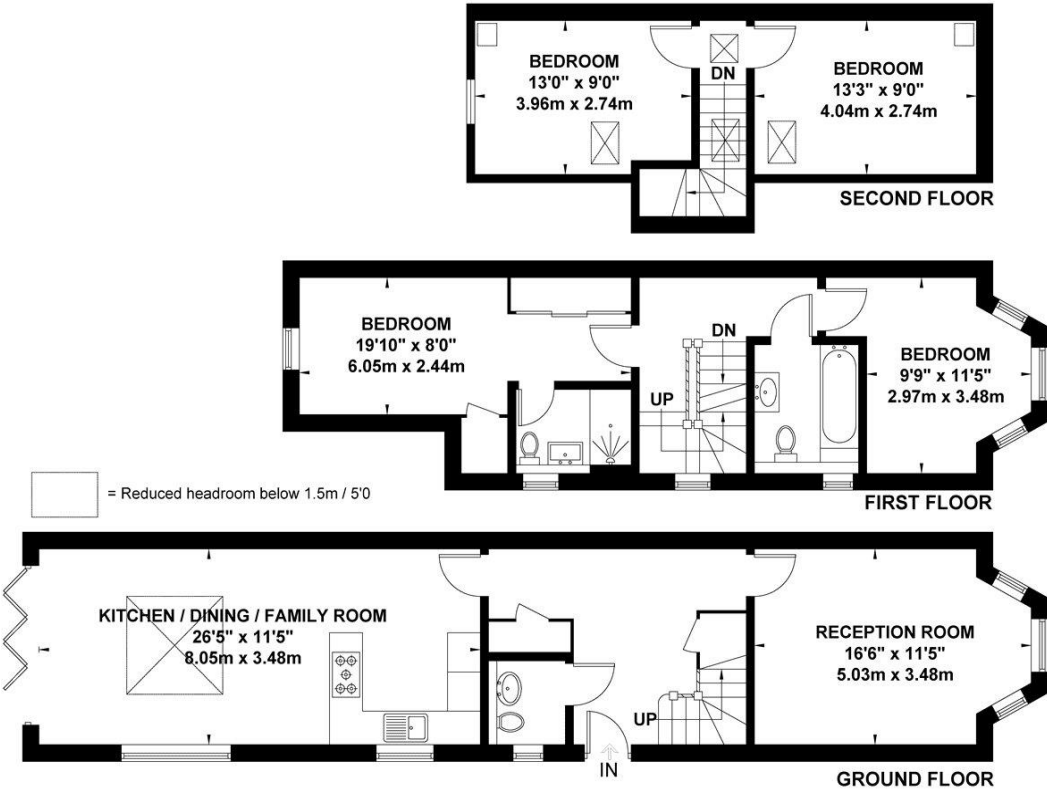
Pemberton Road, East Molesey, Surrey, KT8
Gross Internal Area 1403 sq ft, 130.3 m²

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Pemberton Road, East Molesey

Approximate Gross Internal Area = 130.4 sq m / 1403 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
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