



## Imposing period property in prestigious road

**58 Palace Road, East Molesey, Surrey KT8 9DW**

Freehold

savills

3 reception rooms • Kitchen/dining/family room • 7 bedrooms • 3 bathrooms • Cellar • 2 guest cloakrooms and utility room • Off-street parking • Garden

#### Local information

Palace Road is a prestigious tree lined road, close to Hampton Court Palace, and is one of the most sought after roads in East Molesey. The property is located just 0.4 miles from Hampton Court Station which provides regular and direct trains into London Waterloo in around 33 minutes. Bridge Road (also known locally as Hampton Court Village) is just a few minutes away and offers a wide selection of restaurants, bars, boutiques and shops with more extensive shopping accessible in nearby Kingston-upon-Thames. Both Molesey Boat Club and East Molesey Cricket Club are less than half a mile away and are used extensively by families living in East Molesey. The Elmbridge borough has an excellent selection of both state and independent schools. The M4, M3 and M25 motorways are within easy driving distance and offer excellent road links to Heathrow and Gatwick airports, with central London itself just 14.5 miles away.

#### About this property

This impressive property provides an abundance of period charm cleverly blended with contemporary additions making this a perfect family home. With accommodation spread over four floors the generous room proportions throughout mean that there is ample space for everyday family life and for more formal entertaining.

You are welcomed in to this stylish home via a newly

refurbished entrance lobby with beautiful tiled floor. This leads to the expansive entrance hall from where the 3 principal reception rooms can be accessed. To the front there is a wonderful reception room with large bay window and the adjacent room also offers front aspect as well as a beautiful feature fire place. The third reception room sits to the rear and again features a stunning fire place as well as French doors which provide access to the terrace beyond. The open plan kitchen/dining/family room is a stunning space and benefits from bi-folding doors which open directly to the large terraced area directly behind the house. The kitchen has a range of shaker style units, integrated appliances, marble worktops, a central island / breakfast bar and striking wooden parquet flooring. Adjacent is the utility room which also benefits from a cloakroom. An additional cloakroom can also be found off the entrance hall. Stairs from the hall lead down to a large cellar which is divided into 3 spaces and provides plenty of additional useful storage.

The ornate staircase leads to the spacious first floor landing where the master bedroom sits to the rear of the property. The bedroom enjoys a Juliet balcony and garden views with an opulent en suite bathroom and separate cloakroom which can also be accessed from the landing. There are two further spacious bedrooms on this floor and a second bathroom.





The second floor comprises of 4 further bedrooms, all of which have useful built in storage. These share use of the bathroom also located on this floor. One of the bedrooms has steps leading to a kitchenette making this room ideal for an au-pair/nanny.

Externally to the rear the expansive south facing walled garden is mainly laid to lawn surrounded by an abundance of mature trees and shrubs which provide a great level of seclusion. There is a graveled area which is a lovely space for sitting and enjoying the garden in addition to the terraced area bordered by flower beds; a great spot for dining al-fresco. To the front the property is set back from the road with off-street parking for several cars and screening is provided by mature trees.

**Tenure**

Freehold

**Local Authority**

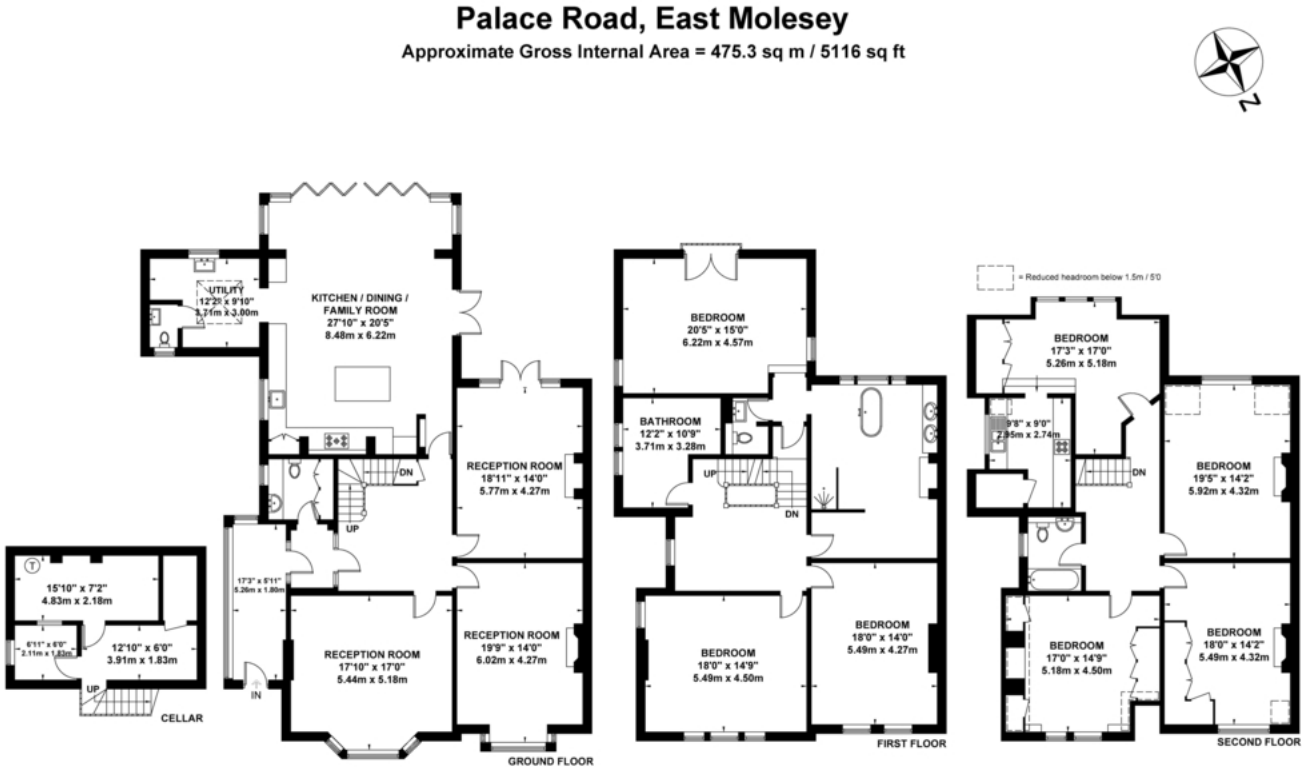
Elmbridge Borough Council

EPC rating = D

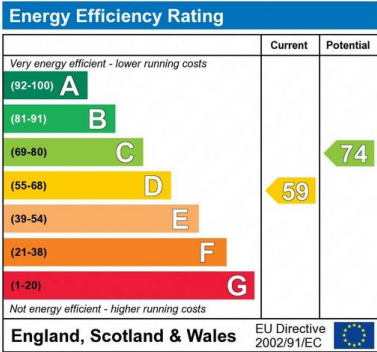
**Viewing**

Strictly by appointment with Savills





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