



PERIOD PROPERTY WITH RIVER VIEWS

10 HURST ROAD, EAST MOLESEY, SURREY KT8 9AF

Freehold



SPACIOUS ACCOMMODATION

10 HURST ROAD, EAST
MOLESEY, SURREY KT8 9AF

2 reception rooms ♦ Kitchen/dining room
♦ 6 bedrooms ♦ 4 bathrooms ♦ Utility
room ♦ South facing garden ♦ Double
garage ♦ EPC rating = D

Situation

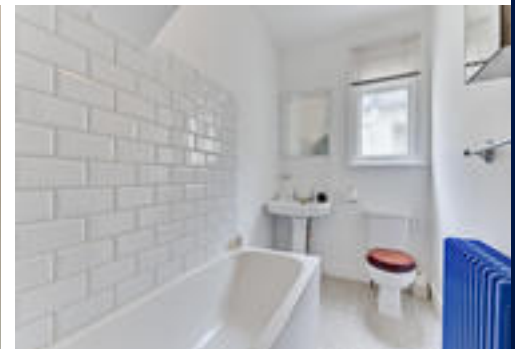
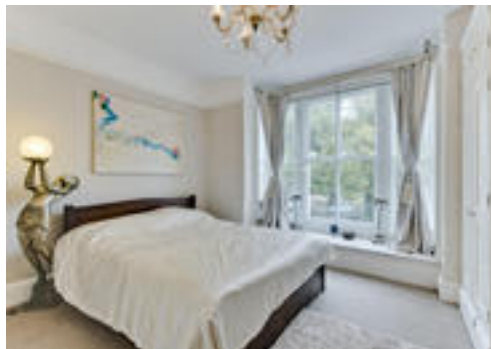
This property is set in a wonderful position opposite the River Thames and close to the boutiques, restaurants, cafés and gift shops of Bridge Road (also known locally as Hampton Court Village). Kingston Upon Thames is easily accessible and provides more extensive shopping and leisure facilities. Transport links in the area are excellent with The M4, M3 and M25 motorways within easy driving distance. A regular and direct rail service to London Waterloo operates from Hampton Court Station (0.2 miles away) with a journey time of around 33 minutes. The Elmbridge Borough is also popular with families due to the excellent choice of both private and state schools in the area.

Description

This attractive period home offers well balanced accommodation arranged over 4 floors. Blending a range of period features such as high ceilings and sash windows with more recent

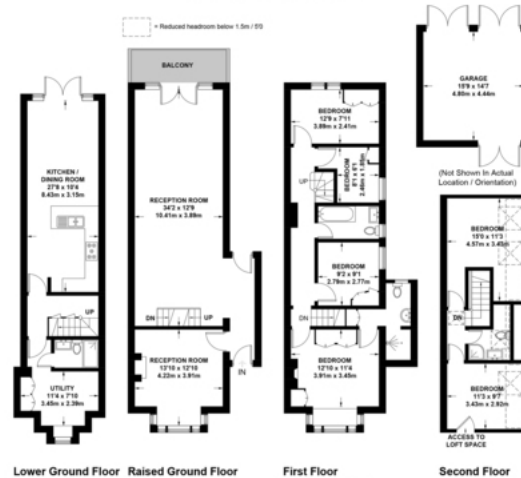


contemporary additions it offers fantastic accommodation ideal for modern day family living. The entrance hall is laid with beautiful wood flooring which continues throughout the ground floor. This floor comprises 2 reception rooms; the living room to the front of the house and the impressive reception space at the rear boasting feature French doors opening onto a decked balcony overlooking the rear garden. On the lower ground floor you will find the kitchen/ dining room. This is another large space which features stone tiling and French doors accessing the patio and garden. The kitchen is fitted with a range of high gloss wall and base mounted cabinetry and integrated appliances. A useful utility room can be found off the kitchen and includes a coats cupboard. A shower room with WC completes the accommodation on this floor. On the first floor the master bedroom can be found at the front of the property and benefits from built in wardrobes and an en suite shower room. There are 3 further bedrooms on this floor, all with built in storage, and a family bathroom. A recently built loft conversion comprises 2 further bedrooms on the top floor, served by a shower room. Eaves storage can also be found on this level. Externally there is a paved patio to the rear as well as a lawn area and they can be accessed from either the reception room French doors or a side door from the hall. The property has a feature slate garden to the front and also benefits from a detached double garage at the rear with additional off-street parking.



Hurst Road, East Molesey

Approximate Gross Internal Area = 203.4 sq m / 2189 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 225.6 sq m / 2428 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 purposes only. Measured and drawn in 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC