



Stunning period home on premier road

103 Palace Road, East Molesey, Surrey KT8 9DU

Freehold



5 bedrooms • 2 reception rooms • 3 bathrooms (2 en suites) • Kitchen/ Dining room • Study • Utility • Garden • Off street parking

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 0.6 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 0.5 miles 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.

About this property

Set over three floors and benefiting from a private gated driveway, this immaculate and stylish property was comprehensively renovated in 2012 and offers a wonderful blend of classic and modern features including high ceilings, attractive coving, large sash windows, wood panelling, solid wood flooring and under floor heating.

A useful porch makes way to the truly impressive entrance hall with attractive herringbone wood flooring. Double doors lead to the magnificent and generously proportioned reception room which features a striking gas fire

with traditional stone surround, beautiful sash windows and a coffered ceiling, making this room ideal for both formal entertaining and relaxing. From here double doors provide access to the stunning open plan kitchen/dining/living space at the rear of the property. Bi-folding doors provide a great deal of natural light as well as garden access and create a wonderful indoor/outdoor living environment. The fully fitted Italian design kitchen boasts integrated Miele and Siemens appliances, stone worktops and a well-equipped utility room with outdoor access. Completing the accommodation on this floor is a large study with bespoke cabinetry and a guest cloakroom.

The luxurious principal bedroom suite can be found on the first floor and offers a spacious dressing area with built in mirrored wardrobes and stunning en suite bathroom with free standing bath, large shower and twin basins. There are a further 2 bedrooms on this floor, one of which has its own en suite shower room. On the second floor is an additional bedroom with built in wardrobes and a large media room/bedroom 5. Both share use of the modern family bathroom also on this floor. All bathrooms included Villeroy & Boch sanitary ware and Hans Grohe fittings.





Externally to the rear the beautiful garden includes a lawn area bordered by attractive plants and shrubs. A large terraced area sits directly behind the property ideal for al fresco dining and entertaining. To the front the paved driveway, set behind gates, provides off street parking.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with
Savills



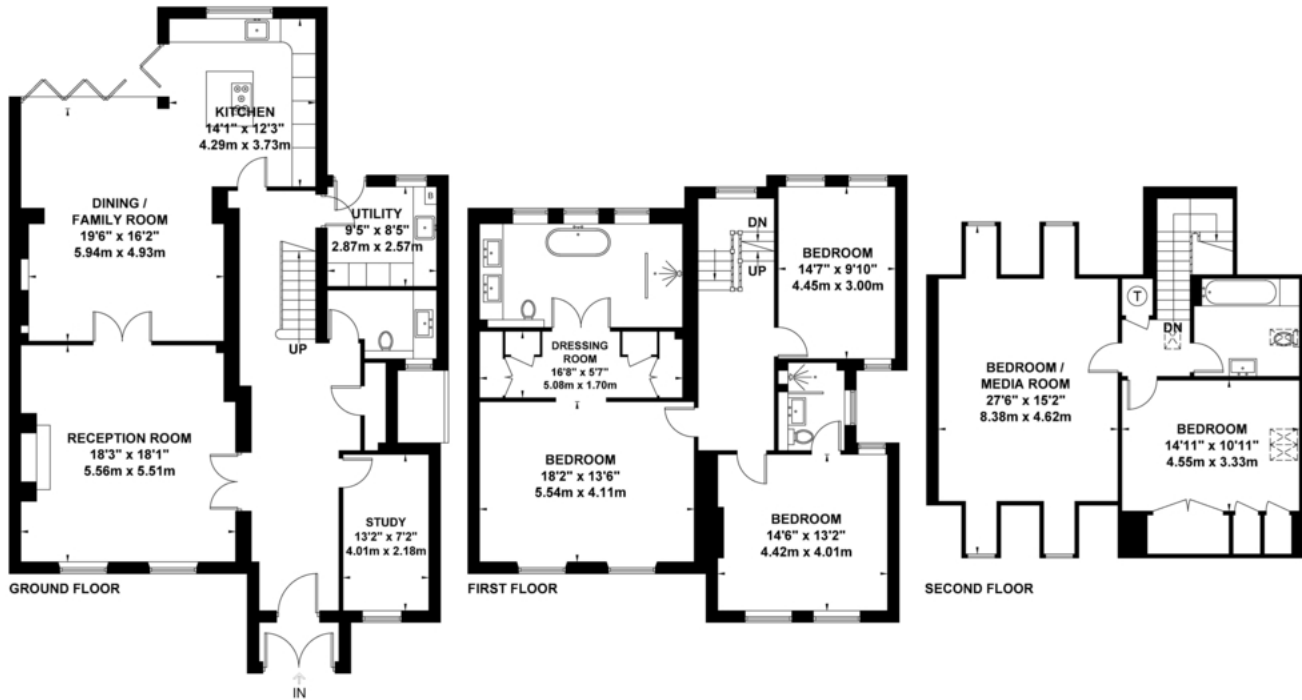






Palace Road, East Molesey

Approximate Gross Internal Area = 307.3 sq m / 3308 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(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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