

SEYMOUR ROAD

4 & 4A EAST MOLESEY, SURREY, KT8 0PF



savills





4 & 4A SEYMOUR ROAD

EAST MOLESEY, SURREY, KT8 0PF

Two impressive brand new and beautifully presented homes

Entrance hall

Open plan kitchen/dining/family room

Living room

Utility/boot room

Guest cloakroom

5 bedrooms

3 bathrooms (2 en suite)

Off-street parking

Garden

EPC = B

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a bright yellow square background.

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LOCATION

Seymour Road is a charming residential road located in the heart of East Molesey. You will find an array of local amenities nearby as well as the boutiques, shops, restaurants and bars in Bridge Road (known locally as Hampton Court Village) which is just 0.7 miles away and is a traditional style British village. More extensive shopping can be found in Kingston-upon-Thames which is just under 3 miles away and boasts riverside restaurants, multi-screen cinemas and the critically acclaimed Rose Theatre as well as luxury high street names and superb department stores such as John Lewis and Bentalls.

Transport links in the area are excellent and access to London by train is provided at Hampton Court Station (0.9 miles) providing regular and direct trains into London Waterloo from 33 minutes. The M4, M3 and M25 motorways are within easy driving distance and central London itself is about 15 miles away. Both Heathrow and Gatwick airports are nearby. The property is well situated for an excellent range of both state and independent schools, including Kingston Grammar School, Hampton School, Lady Eleanor Holles School and The ACS International School in Cobham.

There are many sports and leisure facilities in the area including Molesey Boat Club and East Molesey Cricket Club which are used extensively by families living in the area. For walking, riding and cycling, the magnificent Bushy Park and Hampton Court Park are on the doorstep, and of course, the River Thames.





DESCRIPTION

Built to an exacting standard these two attractive red brick semi detached homes have been designed with modern day family living in mind. High ceilings and underfloor heating feature throughout the properties and beautiful solid hard wood sash windows, fitted to be in keeping with the period style of the area, flood the homes with natural light creating a bright and spacious living environment. The properties are a mirror image of each other yet offer subtle interior differences. The impressive open plan kitchen/dining/family room is very much the heart of the home and offers a spacious area for both every day living and entertaining. The kitchen is fitted with traditional shaker style wall

and base mounted cabinetry, integrated appliances including an American fridge freezer, dishwasher, range cooker and a hot tap. The worktops are a stunning composite stone and include a breakfast island for more informal dining. Bi-fold doors run the width of the room and open out to the patio and garden creating a wonderful indoor/outdoor living space. To the front of the property you will find a generous living room providing the perfect sanctuary for relaxation. Completing the ground floor accommodation is a stylish guest cloakroom and a large utility room featuring an abundance of storage, laundry facilities and sink. From here a side door offers both front and rear access to the property.





On the first floor a large landing area leads to three good sized bedrooms. All bedrooms feature fitted wardrobes and the master boasts a beautiful en suite bathroom with free standing bath and separate shower. A well appointed family bathroom, also with free standing bath and separate shower, serves the other two bedrooms.

On the second floor you will find two further bedrooms which both benefit from eaves storage. There is also a stylish shower room on this floor and generous eaves space for storage.

For peace of mind the homes are fitted with state of the art intruder and fire alarms and come with a BLP New build warranty.

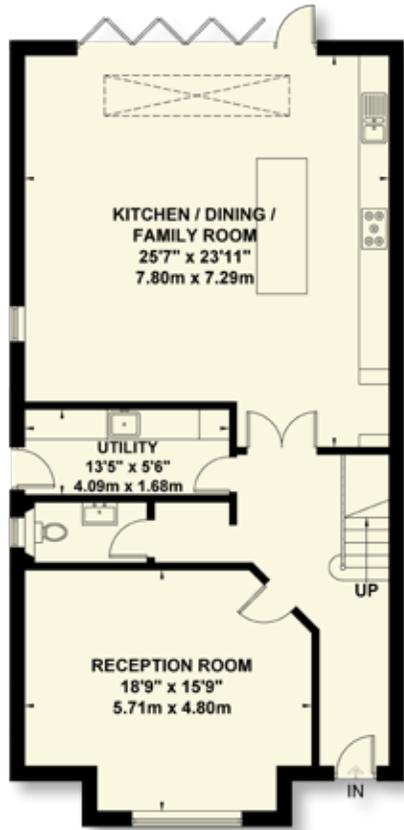
Externally the properties have driveways to the front offering off-street parking and pretty planted gardens. To the rear are landscaped gardens which are mainly laid to lawn and benefit from an irrigation system. Attractive trellis fencing and plants border each garden and al fresco dining can be enjoyed on patios found directly behind each property and at the end of each garden.





IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR

4 & 4A SEYMOUR ROAD

Approximate Gross Internal Area:

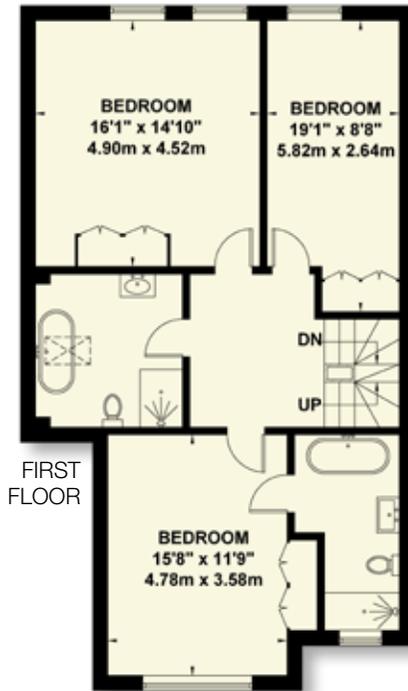
233.7 sq.m. / 2,515 sq.ft.

Eaves: 16.3 sq.m. / 175 sq.ft.

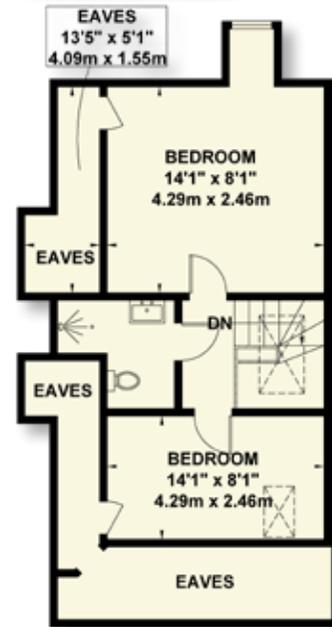
Total: 250 sq.m. / 2,690 sq.ft.

4 SEYMOUR ROAD

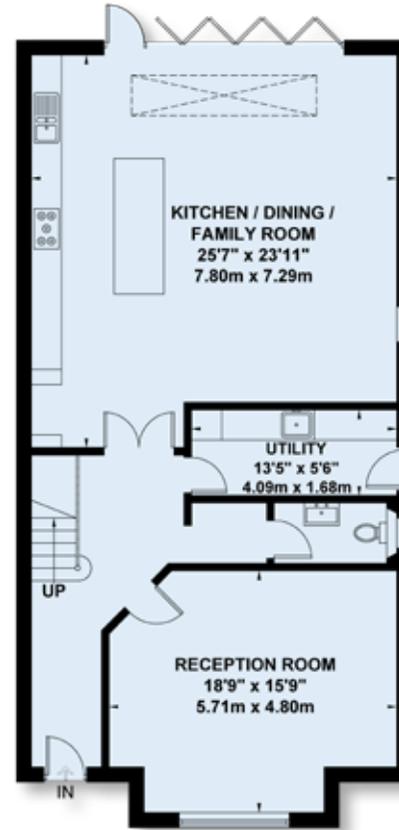
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR



SECOND FLOOR

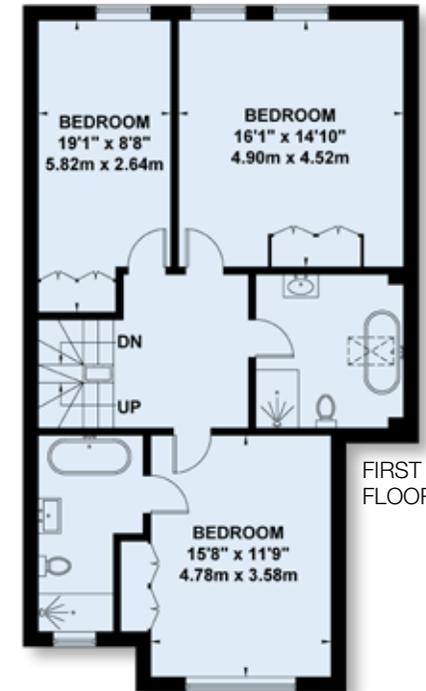


GROUND FLOOR

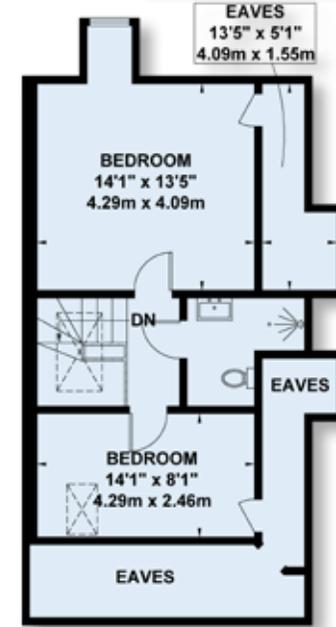


4A SEYMOUR ROAD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	87	91
(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	



FIRST FLOOR



SECOND FLOOR



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