



Beautifully renovated home on prestigious road

27 Palace Road, East Molesey, Surrey KT8 9DJ

Freehold



Reception room • Family room • Kitchen/ Dining room
• 4 Bedrooms • 2 Bathrooms • Detached studio •
Garden • Off-street parking

Local information

Palace Road is one of the finest locations in East Molesey. This prestigious tree lined road is rich in history and close to Hampton Court Palace. The property is located just 0.3 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 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. The Elmbridge borough has some of the finest state and independent schools in the country including The Orchard School, Notre Dame, Shrewsbury Lodge, Claremont Fan Court, and The ACS Cobham International School. The East Molesey area also borders the London Borough of Richmond which offers a similar wide range of excellent state and private schools including Twickenham Preparatory School, Hampton Hill Junior School, Hampton Boys, The Lady Eleanor Holles School and Newland House School.

About this property

This beautiful and immaculate

1920's family home, renovated to an exceptionally high specification, provides many of the energy efficient and high-tech benefits of a new build – such as a heat recovery ventilation system with pollen and pollution filters - whilst still retaining its period charm.

The ground floor features a bright and spacious kitchen with a spectacular vaulted ceiling, underfloor heating, extensive storage and granite worktops with an adjacent area for dining. There is also a useful separate utility room. A family room can be found next to the kitchen and boasts a large window overlooking the garden and double doors lead from the kitchen to the generous sitting room with its Claygate fireplace. A guest cloakroom completes the accommodation on this floor. The first floor comprises a principal bedroom, three further double bedrooms and two bathrooms, both of which benefit from underfloor heating.

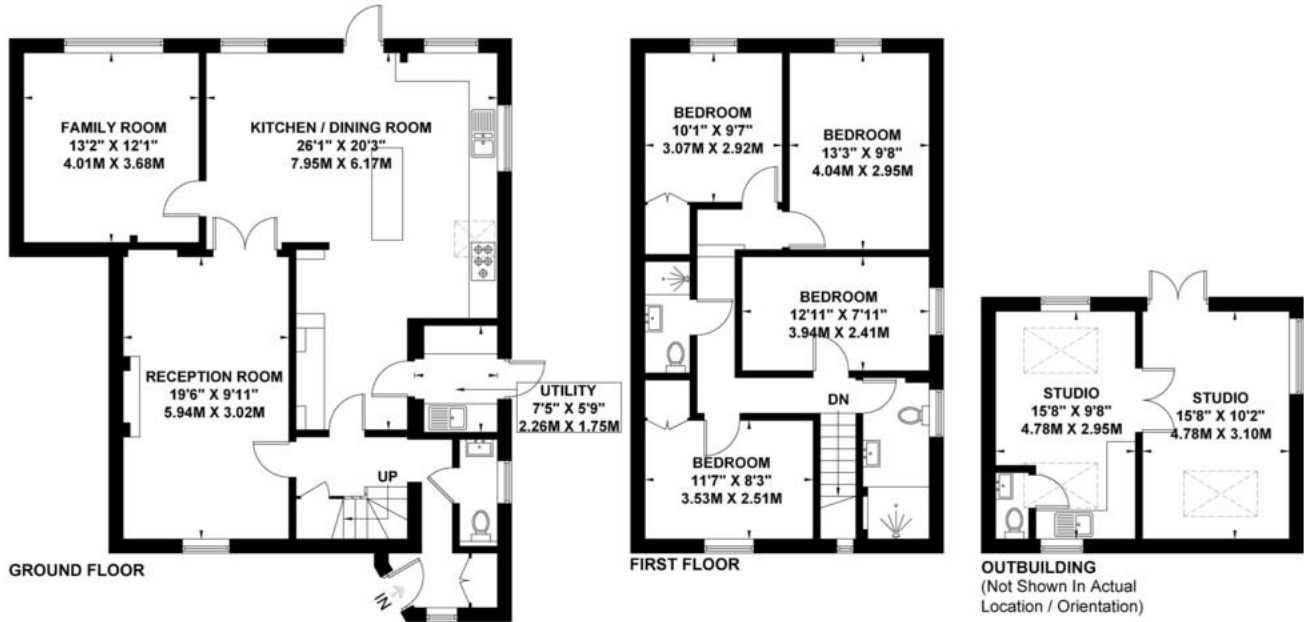
The property is further enhanced by a mature 100 ft. garden featuring a new, air-conditioned tile and brick double studio. The studio, which can be accessed independently via a side gate, has mains services and so could be reconfigured as a home office or living accommodation. There is also a summerhouse and workshop at the rear of the garden adjacent to the studio and, near to the house, a paved terrace perfect for outdoor entertaining. To the front of the property a driveway provides off-street parking.



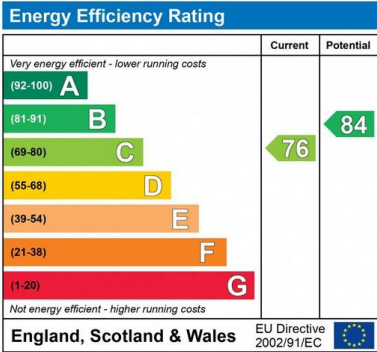


Palace Road, East Molesey

Approximate Gross Internal Area = 153.3 sq m / 1649 sq ft
Outbuilding = 29.7 sq m / 319 sq ft
Total = 183 sq m / 1968 sq ft



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