



Delightful home ideally located for local amenities

Priory Cottage, 25 Church Road, East Molesey KT8 9DS

Freehold



Reception / dining room • Kitchen • Cloakroom • 3 bedrooms • Bathroom • Garden • Garage • Off-street parking

Local information

Situated in a delightful and highly sought after road within the Kent Town conservation area of East Molesey, an area rich in history and indeed close to the world famous royal palace at Hampton Court. With beautiful walks along the banks of the River Thames the property is close to East Molesey Lock, Boat Club and Cricket Club. Pretty residential roads, good transport links and quality schooling make this area very popular with families.

The Bridge Road area of East Molesey (also known locally as Hampton Court Village) lies just around the corner from the property and is a traditional style British village with a range of independent shops, boutiques, bars and restaurants. More extensive shopping is accessible in nearby Kingston-upon-Thames.

Transport links in the area are excellent. The M4, M3 and M25 motorways are within easy driving distance and central London itself is just 12.5 miles away. A regular and direct rail service to London Waterloo operates from Hampton Court Station (0.7 miles) with journey times from around 30 minutes.

The property is well situated for an excellent range of state and independent schools.

About this property

This delightful home is set back from the road and set in mature enclosed gardens which provide a great level of seclusion.

You are welcomed in to the property via an entrance porch which then leads directly into the spacious open plan reception/ dining room. This room boasts charming wooden floors, a wood burning stove and enjoys plenty of natural light flooding in from the windows which overlook the garden. A lovely stable door provides direct access to the covered outdoor seating area and garden beyond. The kitchen offers a range of units, integrated appliances, butler sink and also enjoys a stable door and garden access. Three bedrooms, a family bathroom and separate cloakroom complete the accommodation.

Externally to the rear the garden features an abundance of mature planting which provides a high level of privacy to enjoy the lovely lawned area. The decked area, part of which is covered, provides the ideal spot for dining al fresco. In addition there is a wooden built shed.

To the front there are mature hedges with a further lawned area, a single garage and off-street parking.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

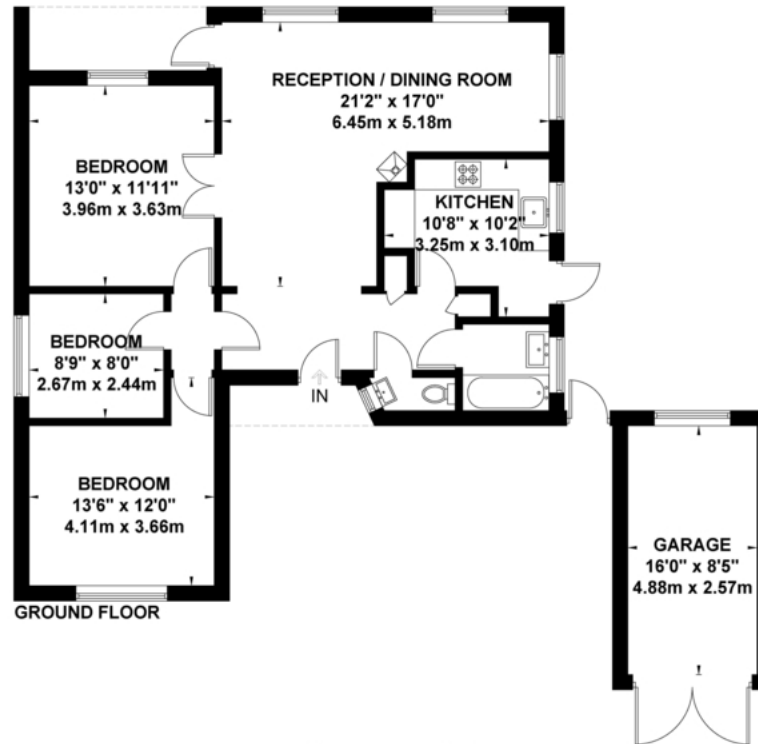
Strictly by appointment with Savills





Church Road, East Molesey

Approximate Gross Internal Area = 83.7 sq m / 900 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 96.2 sq m / 1034 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(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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