



Stylish townhouse in riverside setting

2 The Riverside, Graburn Way, East Molesey, KT8 9BF

Freehold



2 reception rooms • Kitchen/dining/family room • 4 bedrooms • 3 bathrooms (2 en suites) • Garden • Garage • Off-street parking

Local information

The Riverside is a gated development of modern townhouses, built by the prestigious developer Octagon, adjacent to the River Thames and the boutiques, restaurants, cafés and gift shops of Bridge Road (also known locally as Hampton Court Village). Hampton Court Palace and Bushy Park are both within close proximity and Kingston Upon Thames is easily accessible and provides more extensive shopping and leisure facilities. Kingston Upon Thames with its more extensive range of shops is nearby. Hampton Court Station 0.7 miles away providing direct trains to London Waterloo (from 33 minutes). The 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 is also popular with families due to the excellent choice of both private and state schools in the area.

About this property

This contemporary property has versatile accommodation arranged over three floors. You are welcomed to the house via a covered porch to the spacious and bright entrance hallway with herringbone flooring and useful under stairs cupboards. Double doors lead to the stunning open plan kitchen/ dining/ family area which is flooded with natural light from a large skylight above and bi-folding doors opening to the garden beyond. The kitchen is fitted with an ample range of stylish gloss units, stone worktops, integrated appliances

and a central island with a hob induction. A guest cloakroom and an integrated garage complete the accommodation on the ground floor.

Stairs lead up to the first floor where there is an impressive reception room with two sets of large sash windows, a feature fireplace and built in bespoke shelves.

The principal bedroom sits to the front and enjoys two large sash windows, ample built in wardrobe and a modern en suite with both bath and separate shower. On the second floor, there is a further en suite bedroom with built in wardrobes and shower room. There are two further bedrooms that share the use of the modern family bathroom.

Externally to the rear the garden is bordered by an array of mature trees, flowers and shrubs providing privacy and seclusion. There is a terraced area directly behind the house, perfect for entertaining outdoors. To the front there is off-street parking in addition to the garage.

From the gated development there is access to the River Thames and tow path alongside.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

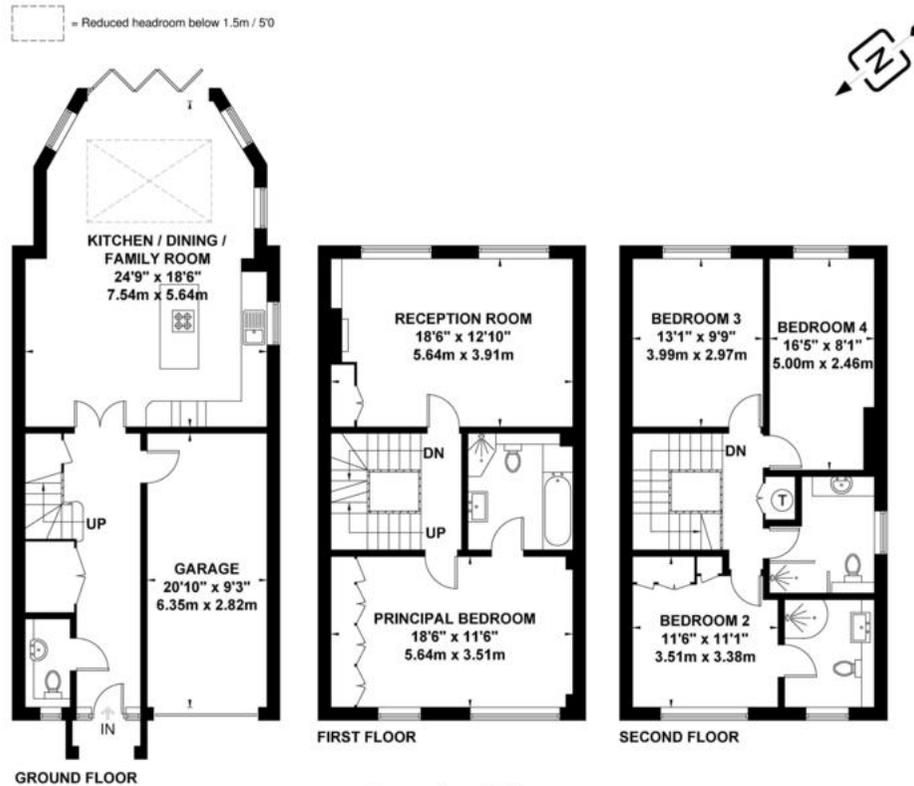
EPC rating = C





The Riverside, Graburn Way, East Molesey

Approximate Gross Internal Area = 192.3 sq m / 2069 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		74	81
(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	

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