



ESTATE AGENTS



Palace Road, East Molesey, Surrey, KT8 9DJ

Guide Price £2,250,000

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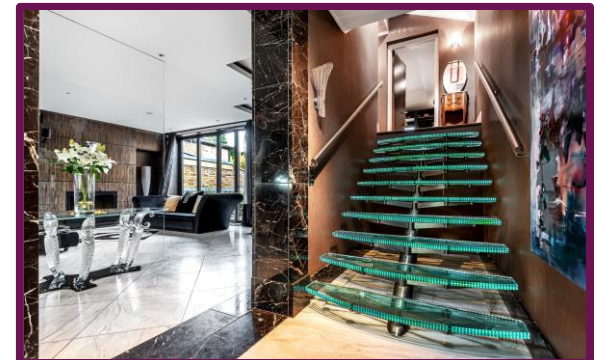
This quite remarkable property has historically been the subject of a complete renovation project and is now offered for sale as a totally unique home in a sought after and prestigious location. The house has been remodeled and extended and then fitted with some amazing features. Italian marble floors compliment solid oak, illuminated by carefully positioned Art Deco style wall lights, Bespoke central glass staircase with LED lighting, Air Conditioning in the Lounge and main Bedroom, handmade curved doors in certain rooms, Italian custom-built Kitchen, 4.5m bi fold doors out to the garden, Stunning Main en suite with feature glass bath, Custom made wall units in Lounge, Copper clad roof on extension.

The accommodation is well planned and now comprises a magnificent Lounge leading to the Kitchen/Dining/Family Room with Utility Room and Cloakroom. Upstairs there are 3 further floors, with the first floor having a Bedroom (currently fitted out as a superb Dressing Room) with an en suite Shower Room. The Principal Bedroom has a unique en suite with black marble and a feature glass bath. On the top floor there are 2 further bedrooms and a Bathroom.

Outside to the rear is a Courtyard Garden with water feature leading to the Summer House/Gym/ Annex which in turn has a Kitchen area and shower Room. To the front of the property is a private parking area which is gated and has an intercom system.

Council Tax Band F

- No onward chain
- Prime location in Hampton Court
- Totally modernised and improved
- Glass principal staircase with LED's
- 27'11 x 27'6 Lounge
- Kitchen/Dining/Family Room with 4.5m tall bifold doors to garden
- Main Bedroom suite with luxury en suite Bathroom with glass bath
- 3 further Bedrooms
- 2 further Bathrooms
- Detached Summerhouse/Annex with Kitchen area and Shower
- Private gated parking



Floorplan

Palace Road, East Molesey, KT8

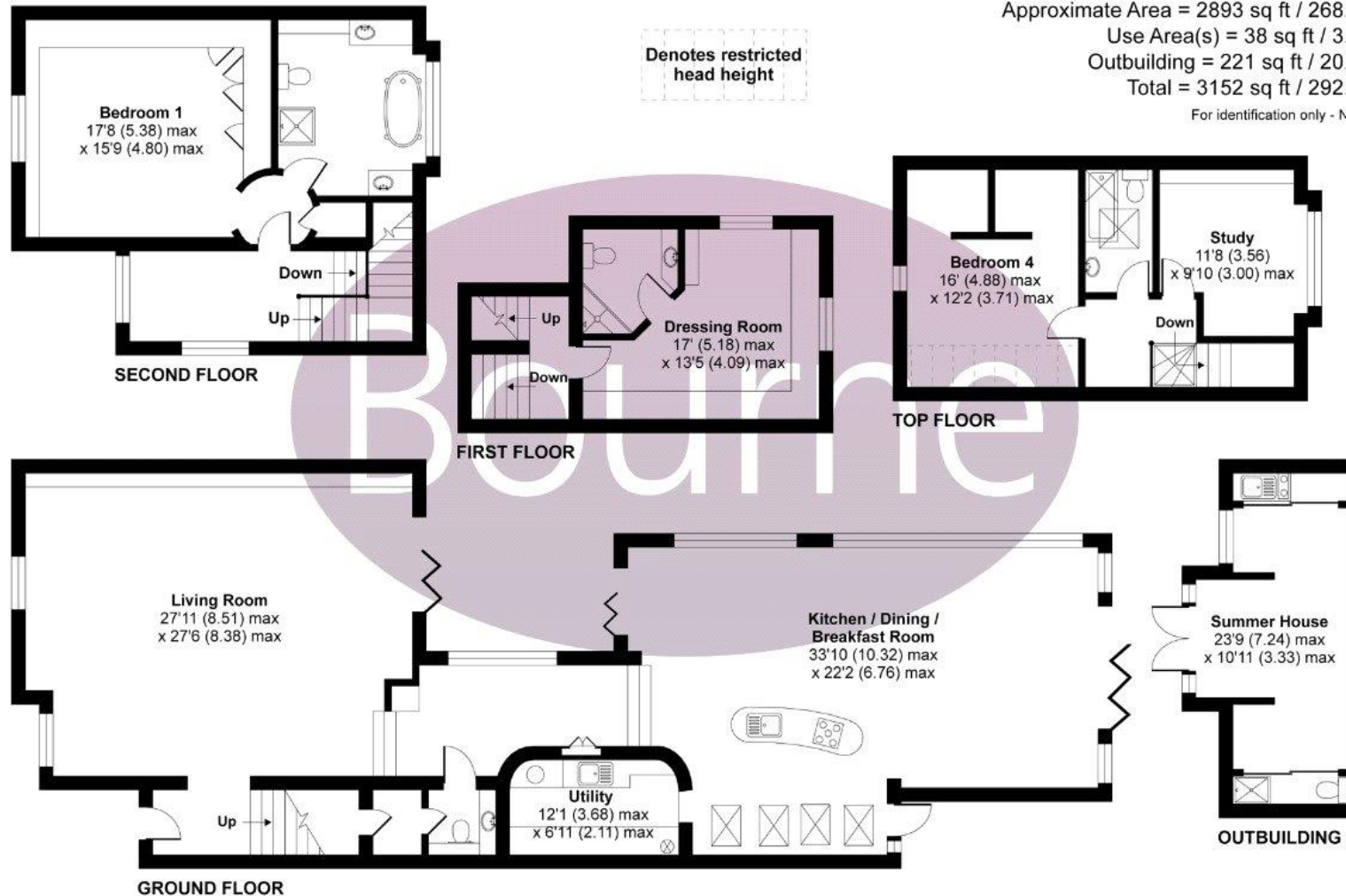
Approximate Area = 2893 sq ft / 268.7 sq m

Use Area(s) = 38 sq ft / 3.5 sq m

Outbuilding = 221 sq ft / 20.5 sq m

Total = 3152 sq ft / 292.8 sq m

For identification only - Not to scale

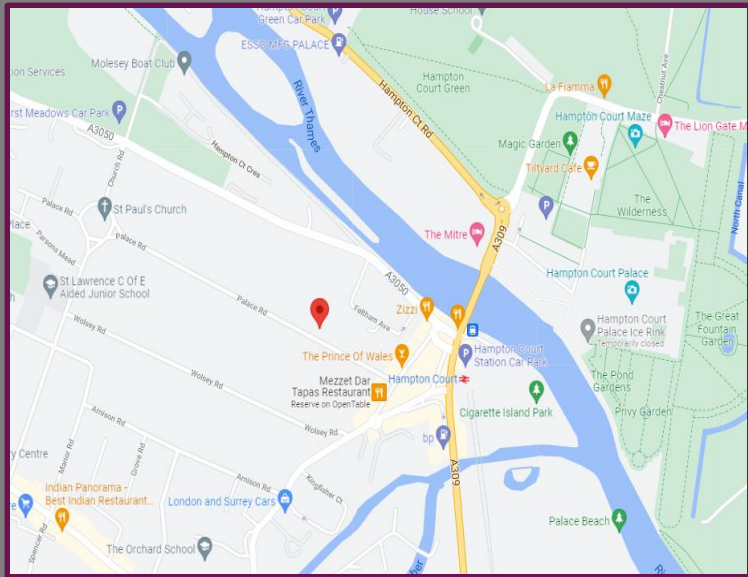


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Bourne Estate Agents. REF: 770211

Location

The property is situated in one of the most sought-after roads in Hampton Court. Its prime location means it is a few minutes walk from the River Thames, Hampton Court Station (Waterloo in around 35 minutes) and of course the Palace itself. A good selection of boutique shops, Restaurants and Cafes are at the end of the road. More comprehensive shopping facilities can be found in Kingston upon Thames which is a short drive away.

The M3 is also a short drive away and Heathrow Airport is within approx 7 miles via local roads. The area is very well served with reputable schools for both private and State sectors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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