



1 Hollingworth Close, West Molesey, Surrey, KT8 2TW

Asking Price £885,000

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A superb property situated on an extremely generous plot with views over unspoilt land.

The property has been maintained to a very high standard throughout and offers spacious family accommodation which is versatile and generous.

On the ground floor the property boasts a superb 20'11 x 17'3 kitchen/breakfast and dining room, a further home study and cloakroom lead to a 26'3 light lounge with views over the rear garden.

To the first floor of the property there is a master suite with en-suite, bedroom two is also with en-suite. Two further bedrooms and a family bathroom complete the first floor of the property.

To the rear of the property there is a garden lovers haven. A landscaped garden with ample space for entertaining and dining, mature beds, and borders lead to the side of the property which is paved and has a generous garden store.

To the side of the large driveway there is a detached garage.

Internal viewing highly recommended.

Council Tax Band F

- Situated on large plot
- Detached Property
- 4 Bedrooms
- 20'11 Kitchen/Dining Room
- Immaculately presented throughout
- Home office
- 26 ft Living room
- Two en suite bathrooms
- Further family Bathroom
- Downstairs Cloakroom



Floorplan



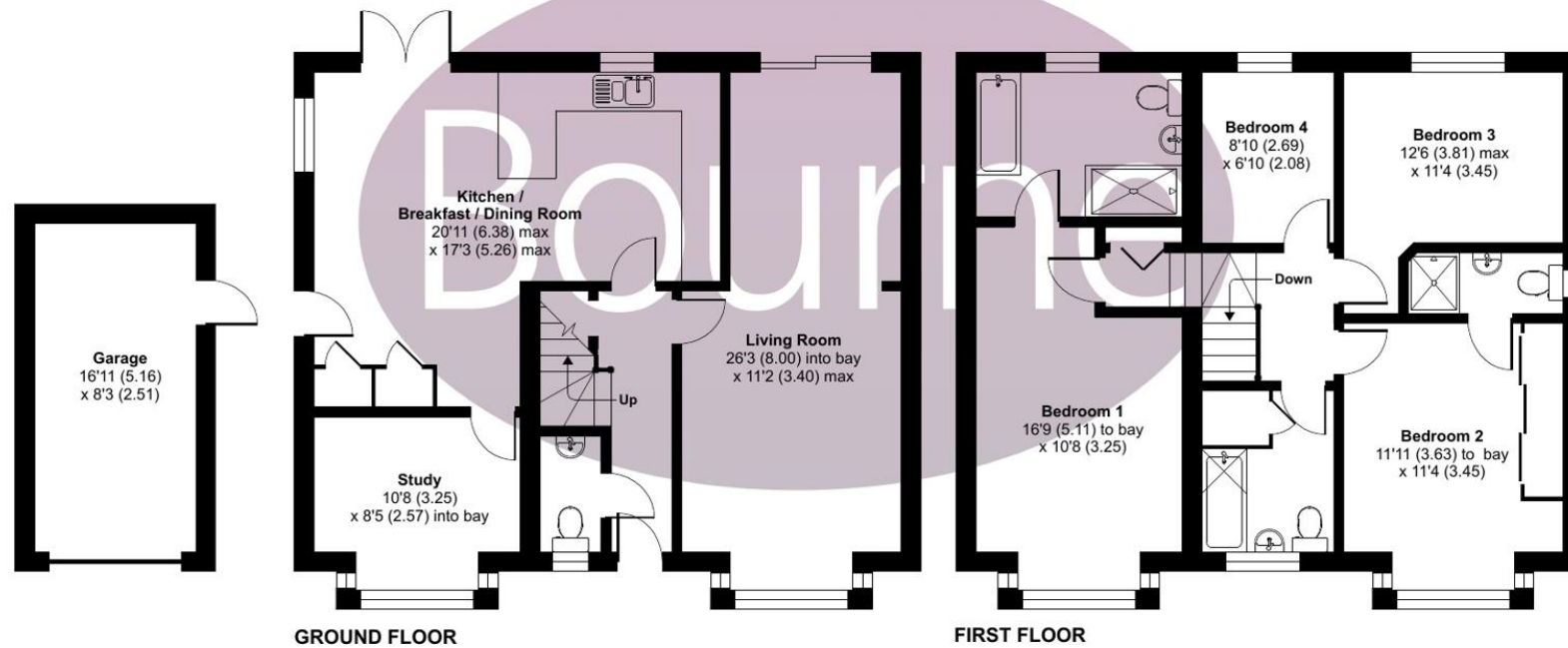
Hollingworth Close, KT8

Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1689 sq ft / 156.9 sq m

For identification only - Not to scale

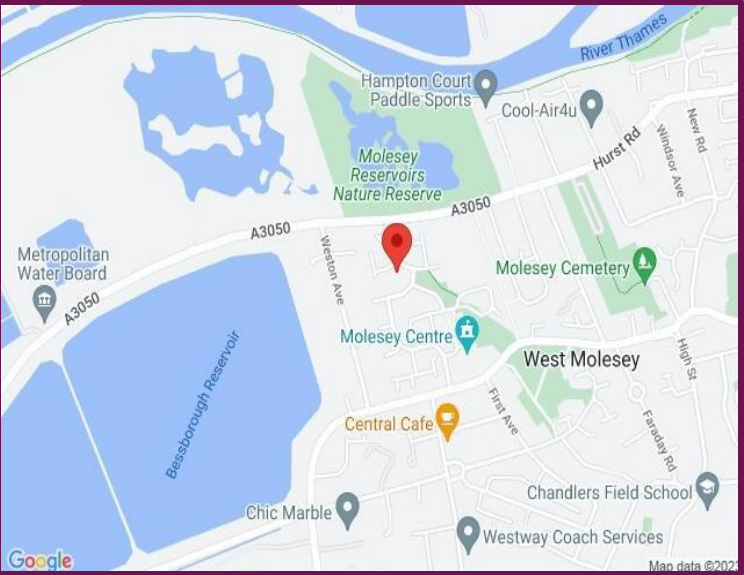


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1017294

Location

West Molesey is a suburban town located in the county of Surrey, England. It is situated on the north bank of the River Thames, just west of the larger town of East Molesey and across the river from Hampton Court Palace.

Hampton Court station is served by South Western Railway and provides regular train services to and from London Waterloo and other destinations.



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 71 | 81 |
| EU Directive 2002/91/EC | | |

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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