

# Park Road, East Molesey, KT8

£875,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception

**IVY GATE™**



## Summary:

Ivy Gate are the proud sole agents for this delightful four bedroom period home. Located on this lovely residential road and in close proximity to Hampton Court Village this much loved property comprises; Front garden, welcoming entrance hallway with ornate cornicing, spacious and well-presented open plan reception/dining room with large bay windows allowing for natural light to flood through, two feature fireplaces helping to create that cosy feeling, a further reception/family room, utility room, WC and kitchen with doors leading out to private rear garden. To the rear of the garden is a bespoke wooden office with electricity. Leading up the stairs to the first floor are two large double bedrooms (both with feature fireplaces), two further bedrooms and family bathroom.

**4 Bedrooms**

**Period home**

**Well regarded residential road**

**Open plan reception/dining room**

**Office out building**

**Lovely period features**

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4 Bedrooms

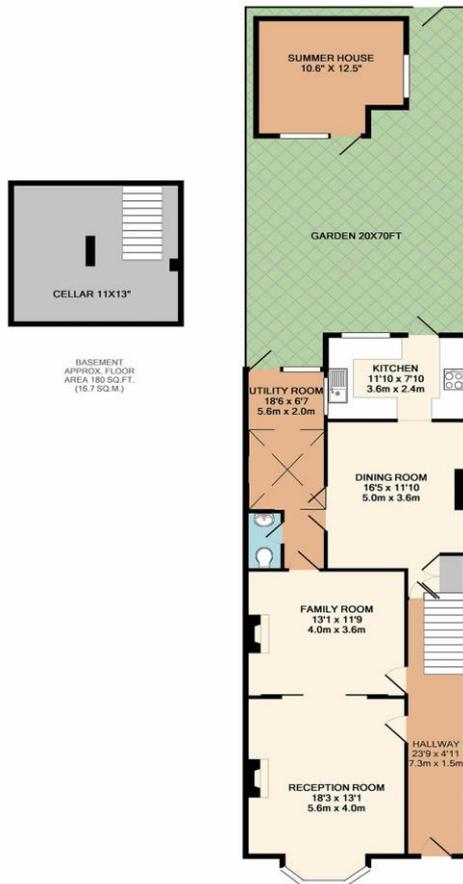
Period home

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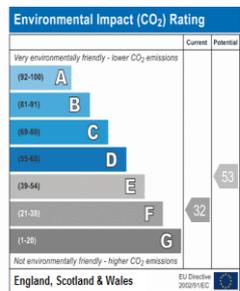
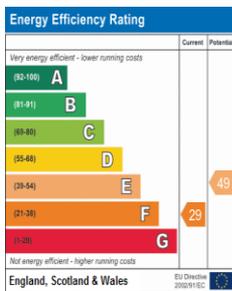
Lovely period features



**TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
APPROX. FLOOR AREA 886 SQ.FT. (81.6 SQ.M.)



Tenure: Freehold  
 Council Tax: F  
 Local Authority: Elmbridge Borough Council  
 EPC Rating:

**MONEY LAUNDERING REGULATIONS 2003**  
 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.