

Lotus, Hampton Court Road, East Molesey, KT8 9BZ

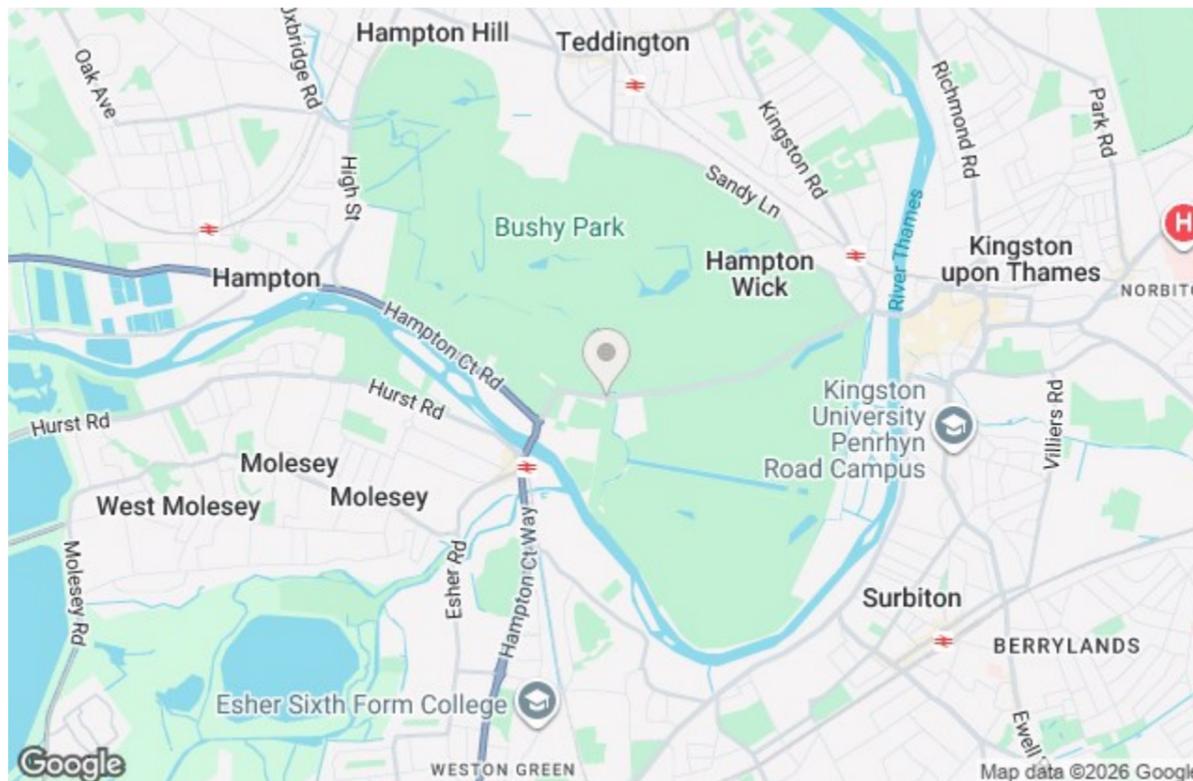
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Offers In Excess Of £950,000 Freehold

Harmes Turner Brown are pleased to offer this three bedroom terrace home which is situated in historic Hampton Court, with views of both Hampton Court Palace grounds and Bushy Park to the rear with Kingston upon Thames town centre also close by. The spacious accommodation is divided over three floors and briefly comprises:- entrance hallway leading to the dining room which has French doors to a small courtyard patio to the front, the kitchen is also located on the ground floor accessed via the dining room. There is a large integral garage with electric door with power and light leading to what was a rear courtyard but now a utility room with built in storage cupboards. On the first floor there is a bright double aspect living room with gas fireplace and Juliet doors to the rear overlooking a large paddock area with Bushy Park grounds beyond. Also on the first floor is bedroom three which is a double room with a separate bathroom. On the second floor is a double aspect master bedroom with Velux windows benefitting from a good size en-suite bathroom, and the second bedroom, which is also a double room with an en-suite shower room. Externally is a small enclosed courtyard patio to the front and a driveway providing off street parking for two cars. Council tax band G.



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- IDEALLY SITUATED WITH GREAT VIEWS
- LARGE GARAGE
- CLOSE TO KINGSTON TOWN CENTRE
- DOUBLE ASPECT LOUNGE WITH FIREPLACE AND JULIET BALCONY
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- GAS CENTRAL HEATING
- DINING ROOM TWO EN SUITE'S AS WELL AS BATHROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract