

Palace Road, East Molesey



An elegant double fronted Victorian house.

This property is located in one of East Molesey's most popular residential roads, close to Bridge Road, Hampton Court Palace, the river and station. The property extends to over 4,000 sq ft across four floors and offers generous room proportions, high ceilings, large windows, ornate ceiling detail and feature fireplaces.

The accommodation offers great flexibility throughout with six bedrooms, including a dressing room to the principal suite, two further bathrooms, three reception rooms and a self contained two bedroom, two reception room flat with a private front door to the lower ground floor. The property has a deep frontage providing off street parking and a large rear garden mainly laid to lawn and accessed from the lower ground floor and ground floor.

Palace Road is a sought after residential road situated in the heart of East Molesey, close to Hampton Court Palace on the banks of the River Thames. The area is well known for its attractive tree lined streets and is close to the local cafes, boutiques, restaurants and amenities.

A larger selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores. Hampton Court mainline station is within 0.5 miles and provides regular train services to London Waterloo.

Schooling in the area is exceptional with many options for both state and independent education to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College (subject to catchment) and Independent Schools to include Weston Green School, Twickenham Preparatory School, Hampton Court House, Lady Eleanor Holles School, Hampton School, Surbiton High School, Claremont Fan Court School and ASC Cobham International School.

Tenure: Freehold

Council Tax Band: H

Local Authority: Elmbridge Borough Council









Location Description

Hampton Court Station - 0.5 miles

Kingston upon Thames - 2.5 miles

Esher - 3.5 miles

A3 - 4 miles

M3 (J1) - 4 miles

M25 (J10) - 9 miles

Central London - 20 miles

Access to the M25, M3 and A3
provides a connection to Central
London, Heathrow and Gatwick
Airports.





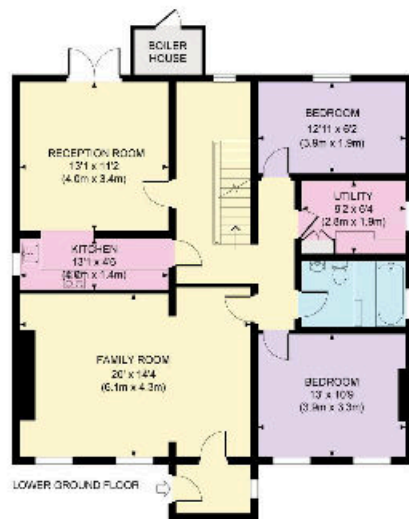




Approximate Grass Internal Area
4142 sq ft / 384.8 sq m



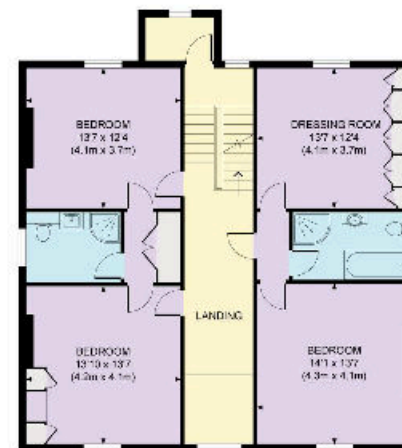
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

This plan is for information only. It is not to scale or used as a contract. While every care is taken in the preparation of this plan, please check all dimensions, areas and compare bearings before making any decisions to buy or rent.

Knight Frank

47 High Street
Esher
KT10 9RL
knightfrank.co.uk

We would be delighted to tell you more

Adam Burlison
01372 239984
adam.burlison@knightfrank.com

Maisie Bywater
01372 230466
maisie.bywater@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.