



BRIDGES AVENUE

East Molesey, Surrey, KT8 0AP



A MODERN FAMILY HOME

Built by Cala Homes and located in a modern development alongside the River Ember and conveniently located for walks along the river and adjoining fields.

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|  |  |  | EPC |
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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



- 5 bedrooms
- 3 bathrooms (two en-suite)
- 5 spacious ground floor receptions rooms
- 2,646, sq ft
- located adjacent to fields and the river

Situated 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 on Bridge Road.



child is an artist.
Pablo Picasso









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 walking distance and provides a regular train service. Further to this, the development benefits from a private gate which leads to Esher station via Imber Court. Surbiton station is also conveniently located providing a fast service, both into Waterloo.



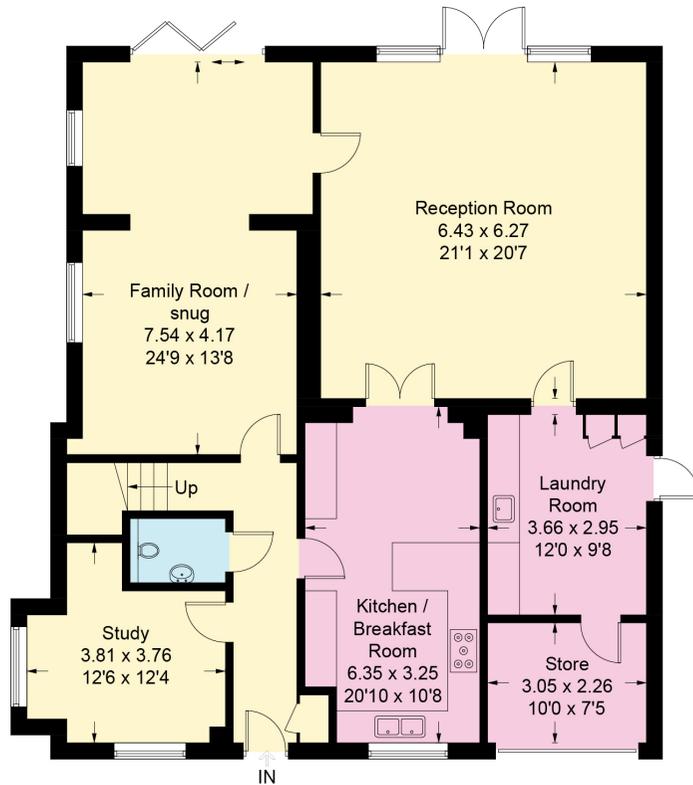
Schooling in the area is exceptional with many options for both state and independent education to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College (all subject to catchment) and Independent Schools to include Weston Green, Twickenham Preparatory, Hampton Court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

The A3, M25 and M3 are easily accessible providing access to Central London, Heathrow and Gatwick Airports and the South.

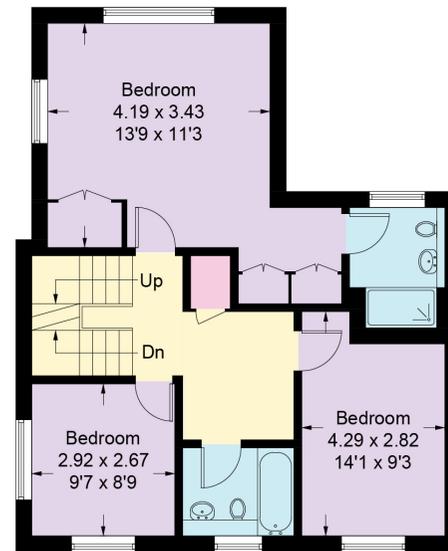


Bridges Avenue, KT8

Approximate Gross Internal Area = 245.8 sq m / 2646 sq ft

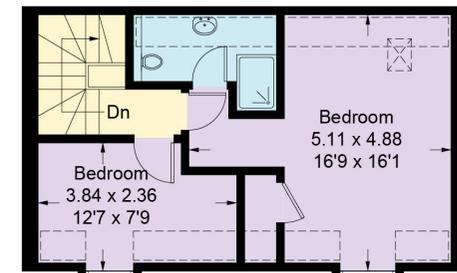


Ground Floor



First Floor

= Reduced Headroom



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Approximate Gross Internal Area = 245.82 sq m / 2,646 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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