



Kinross, Hampton Court Road, East Molesey

3

bedroom semi-detached house for sale

Offers in excess of £1,000,000
Freehold

Description

"Kinross" is a Victorian three-bedroom, semi-detached house nestled between two of London's most beautiful parks with plenty of indoor & outdoor space for hobbies and craftsmanship. Superb Garage and Workshop/Office and magnificent views to the back of the property overlooking the Royal Paddocks!

Quirky & Character-filled with each of the bedrooms and entertaining rooms is fitted with a fireplace. Downstairs an open planned kitchen and dining room is perfect for rustic entertainment. The roof above the garage that looks over the Royal Paddocks and enjoys sensational sunsets could have development potential S.T.P.P. There is access to a huge loft with possibilities to develop further S.T.P.P.

A further downstairs wc and separate shower cubicle housed in one of the rear bedrooms.

The double garage is large enough to store two classic cars/two regular vehicles and plenty of space to work.

In addition, the enclosed workshop is suitable for making things all year round: previously for woodwork, metalwork and 3D printing.

The house is surrounded by green space with Home Park, the River Thames and Bushy Park just moments away. Down by the entrance to Bushy Park are EV charging stations.

Inside, the front rooms look over to Home Park, where an imaginative person can practically see Henry the VII jousting down



alongside the Long Lake.

The back of the property looks over the Royal Paddocks, where 30 of the Queen's foals are' born and raised yearly.

Nearby, East Molesey, Teddington and Kingston all enjoy picturesque spaces for eating, drinking and socialising.

The property has access to three different train lines into London, a range of busses and convenient proximity to Heathrow and the Motorways.

Note: Annual Window Tax: £75.00

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Tenure

Freehold

Kinross

Approx. Gross Internal Area

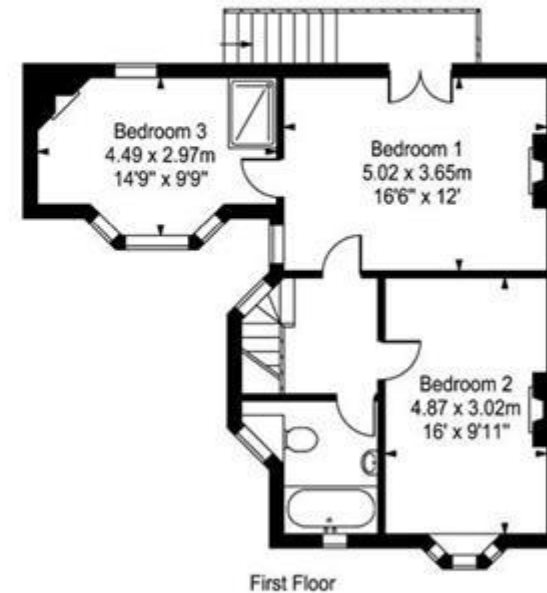
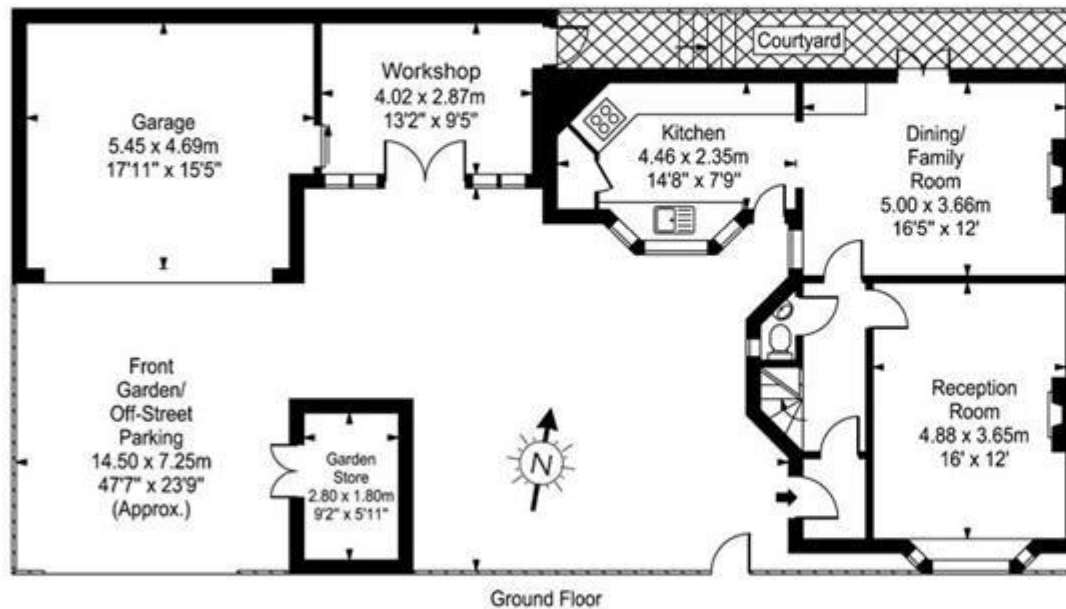
115 Sq M - 1237 Sq Ft

Garage: 24 Sq M - 258 Sq Ft

Workshop: 12 Sq M - 129 Sq Ft

Garden Store: 5 Sq M - 53 Sq Ft

Total: 156 Sq M - 1677 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
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