

Bourne

ESTATE AGENTS



Palace Road, KT8 9DJ

O.I.E.O. £2,700,000

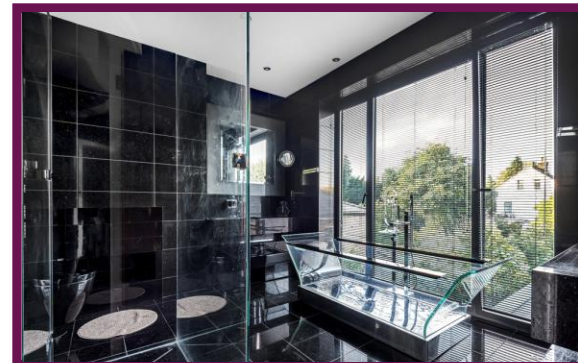
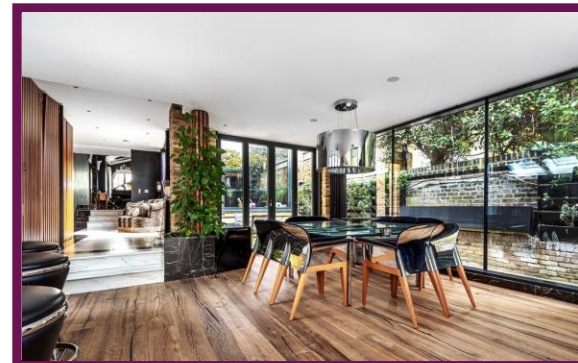
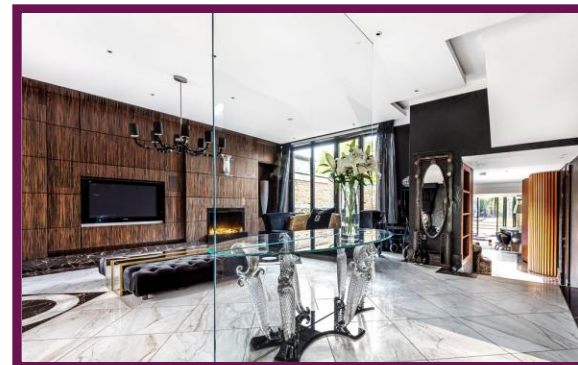
Palace Road, KT8 9DJ

This quite remarkable property has been the subject of a complete renovation project and is now offered for sale as a totally unique home in a sought after and prestigious location. The house has been remodelled and extended and then fitted with some amazing features. Italian marble floors compliment solid oak, illuminated by carefully positioned Art Deco style wall lights, Bespoke central glass staircase with LED lighting, Air Conditioning in the Lounge and main Bedroom, hand made curved doors in certain rooms, Italian custom built Kitchen, 4.5m bi fold doors out to the garden, Stunning Main en suite with feature glass bath, Custom made wall units in Lounge, Copper clad roof extension.

The accommodation is well planned and now comprises a magnificent Lounge leading to the Kitchen/Dining/Family Room with Utility Room and Cloakroom. Upstairs there are 3 further floors, with the first floor having a Bedroom (currently fitted out as a superb Dressing Room) with an en suite Shower Room. The Principle Bedroom has a unique en suite with black marble and a feature glass bath. On the top floor there are 2 further bedrooms and a Bathroom.

Outside to the rear is a Courtyard Garden with water feature leading to the Summer House/Gym/ Annexe which in turn has a Kitchen area and shower Room. To the front of the property is a private parking area which is gated and has an intercom system.

- Prime location in Hampton Court
- Totally modernised and improved
- Glass principle staircase with LED's
- 27'11 x 27'6 Lounge
- Kitchen/Dining/Family Room with 4.5m tall bifold doors to garden
- Main Bedroom suite with luxury en suite Bathroom with glass bath
- 3 further Bedrooms
- 2 further Bathrooms
- Detached Summerhouse/Annexe with Kitchen area and Shower
- Private gated parking

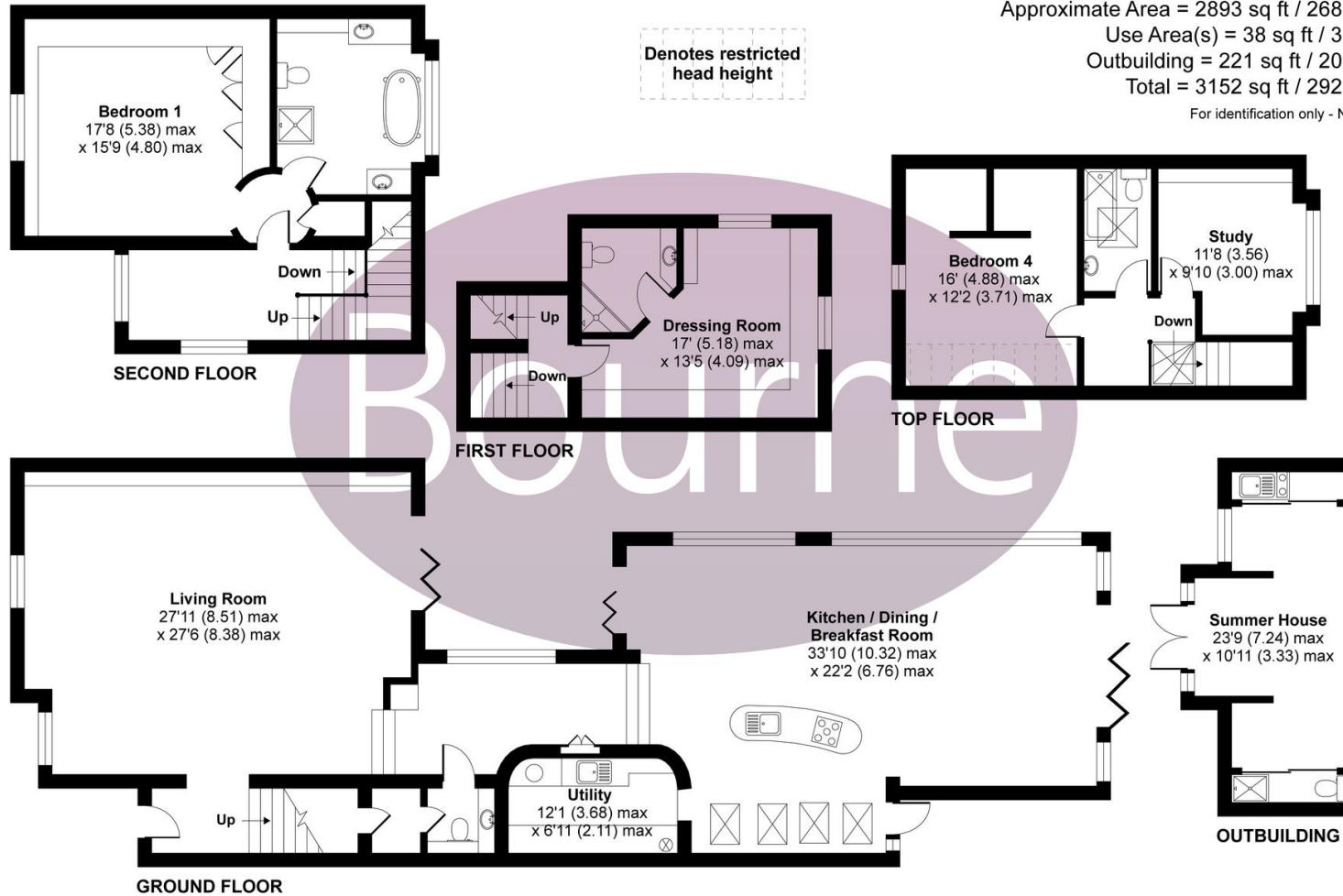


Floor Plan

Palace Road, East Molesey, KT8

Approximate Area = 2893 sq ft / 268.7 sq m
Use Area(s) = 38 sq ft / 3.5 sq m
Outbuilding = 221 sq ft / 20.5 sq m
Total = 3152 sq ft / 292.8 sq m

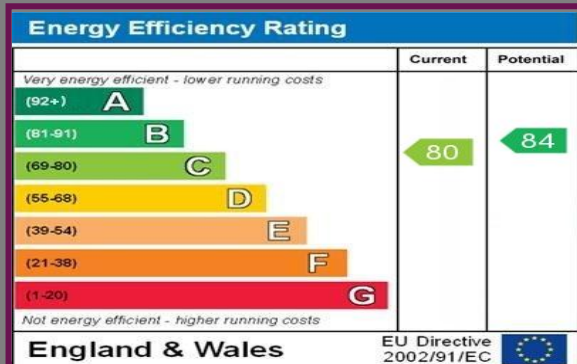
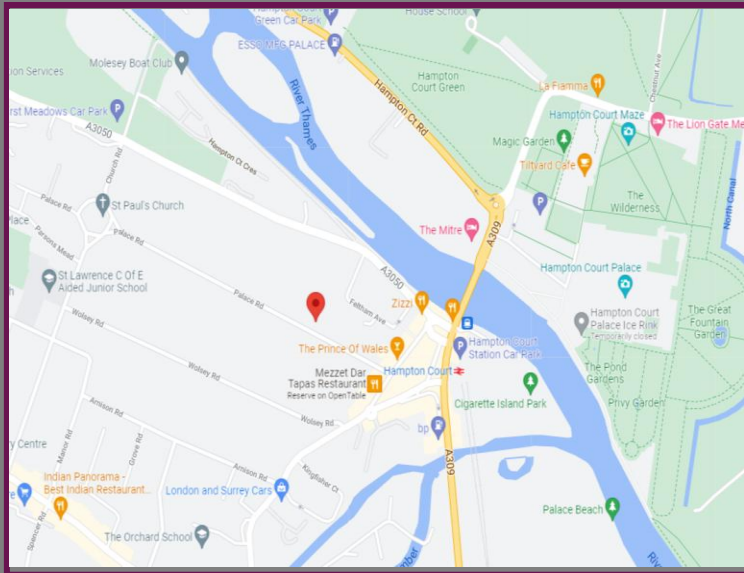
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Bourne Estate Agents. REF: 770211

Location

The property is situated in one of the most sought after roads in Hampton Court. Its prime location means it is a few minutes walk from the River Thames, Hampton Court Station (Waterloo in around 35 minutes) and of course the Palace itself. A good selection of boutique shops, Restaurants and Cafes are at the end of the road. More comprehensive shopping facilities can be found in Kingston upon Thames which is a short drive away. The M3 is also a short drive away and Heathrow Airport is within approx 7 miles via local roads. The area is very well served with reputable schools for both private and State sectors.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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