

CURCHODS



6 School Road

East Molesey, Surrey, KT8 0DN

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

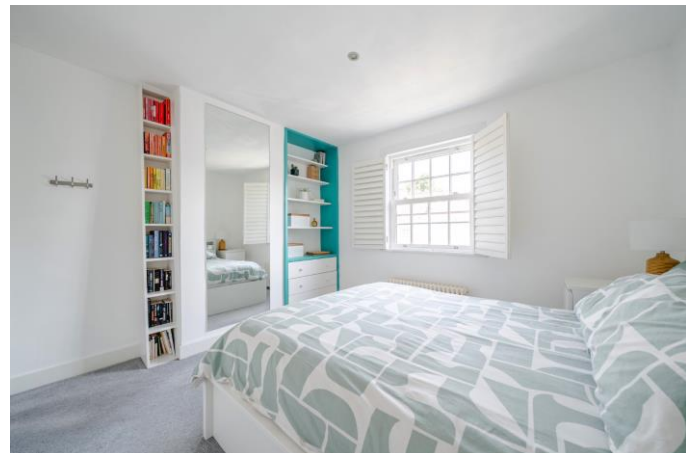
Guide Price £535,000

Freehold



A characterful, two-bedroom, Victorian cottage. The sitting room at the front of the property, leads through to the open-plan dining area and modern kitchen with under floor heating. There is direct access from the kitchen to a courtyard garden, as well as private side access. The family bathroom is located on the ground floor. Upstairs, there are two double bedrooms with fitted wardrobes and spacious boarded loft for storage.

The property is situated on a popular residential road, on the doorstep of East Molesey high street. It is within walking distance of Hampton Court shops and village amenities, as well as excellent schools.



EPC D | Council Tax Band E

Charges:

N/A

Key Features

- A character, end of terrace, Victorian property
- An open-plan, spacious dining area with a modern kitchen, offering direct access to the pretty courtyard rear garden
- Exclusive private side access
- Underfloor heating in the dining room and kitchen
- Ground floor bathroom
- Two double bedrooms with fitted wardrobes
- Double glazed windows throughout.
- Walking distance to both East Molesey High Street and Hampton Court Station

Location

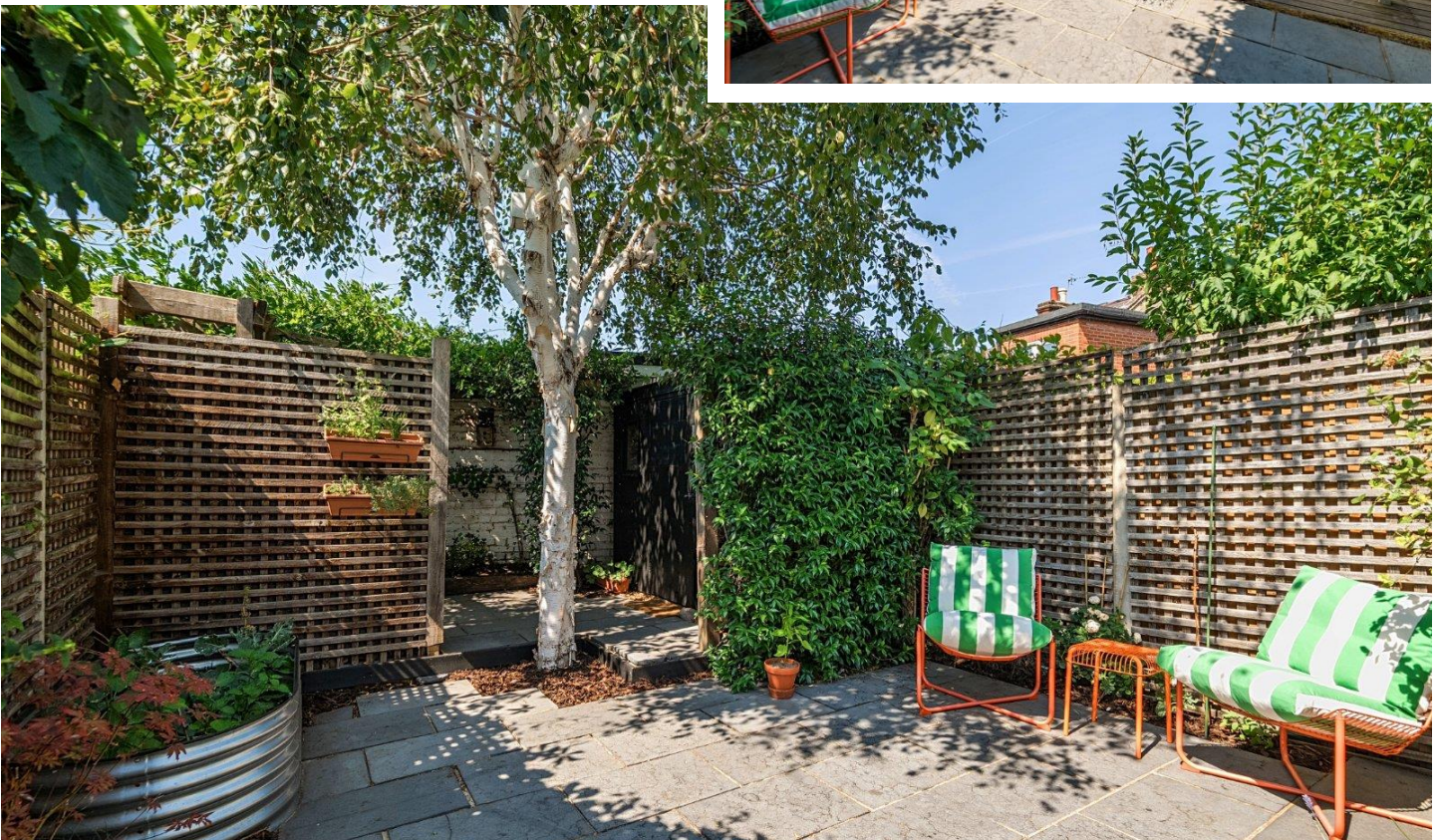
East Molesey offers excellent transport links, including direct trains from Hampton Court Station to London Waterloo in about 35 minutes, making it ideal for commuters. The area also has well-connected bus routes and road links via the A3 and M25 for easy travel across Surrey and Greater London.

The area features a variety of independent shops, boutiques, cafés, and restaurants, with Hampton Court Village offering local retailers and fine dining. Nearby Kingston upon Thames and Esher provide larger shopping options. Hampton Court Palace adds cultural experiences, scenic walks, and riverside activities.

East Molesey is known for its strong schools, both state and independent. Top schools include St. Lawrence and Hurst Park Primary Schools, as well as independent options like Weston Green and the Orchard School. For older students, Esher College provides excellent sixth-form education.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

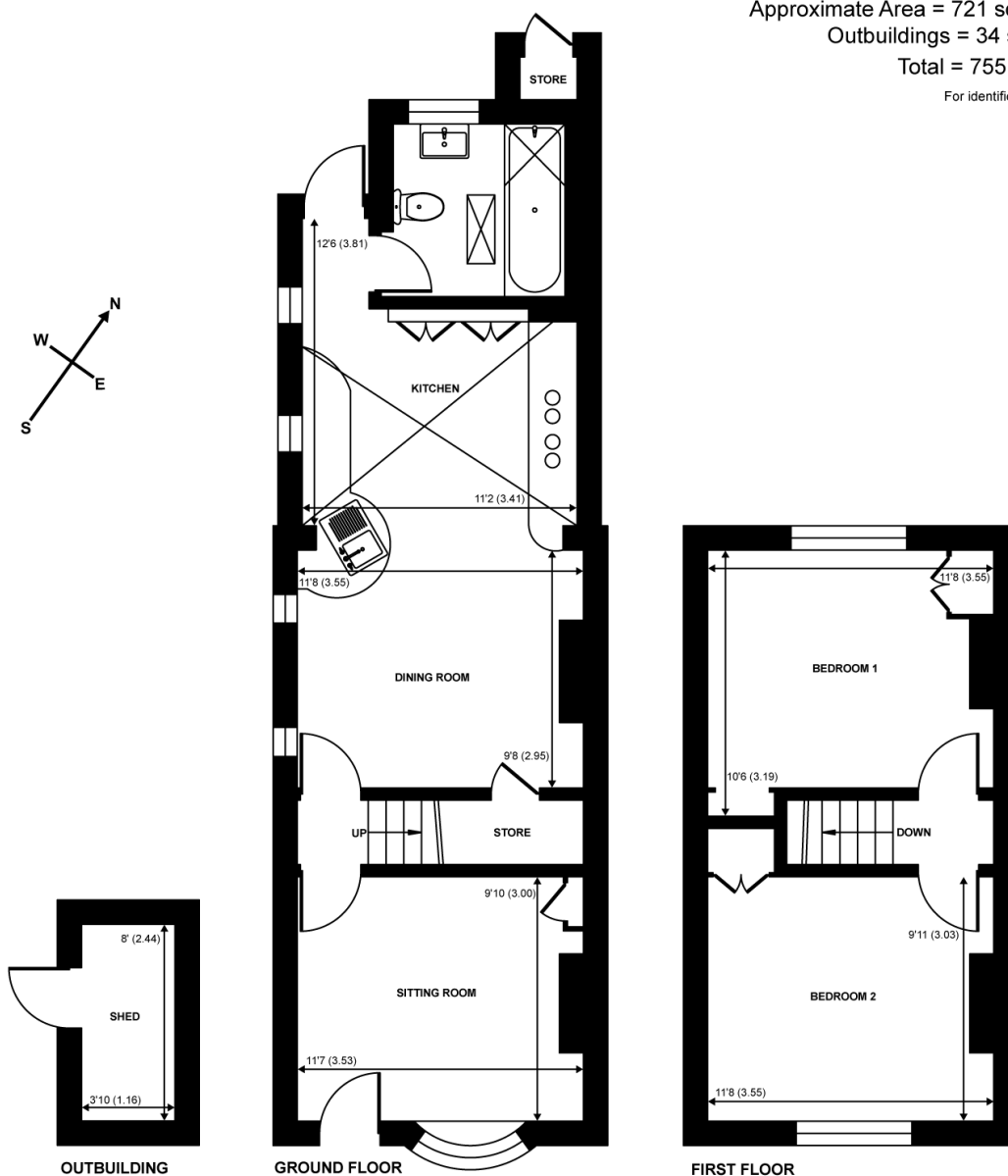


Approximate Area = 721 sq ft / 66.9 sq m

Outbuildings = 34 sq ft / 3.1 sq m

Total = 755 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1504242

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Reference: CER260168

