

Mole Place  
West Molesey, KT8 2AG  
£600,000 Asking Price



## Property details

-  3 bedrooms
-  2 bath
-  EPC Rating C
-  1017 sq. ft
-  1.3 miles Hampton Court
  - Beautifully presented three-bedroom semi-detached home
  - Popular private road development
  - Open-plan kitchen/dining room
  - Sitting room with doors opening onto the rear garden
  - Principal bedroom with fitted wardrobes and en-suite
  - Modern family bathroom
  - Generous west-facing rear garden
  - Allocated parking
  - Solar panels
  - Conveniently located for Hampton Court station, local amenities, parks and highly regarded schools

Situated within a popular private road development, this beautifully presented three-bedroom semi-detached home offers contemporary accommodation in excellent condition throughout. Thoughtfully designed for modern living, the property features a spacious open-plan kitchen/dining room with a fully fitted kitchen, providing an ideal space for everyday family life and entertaining, while the separate sitting room enjoys doors opening directly onto the west-facing rear garden.

The first floor comprises three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite shower room. Two further bedrooms are served by a contemporary family bathroom. Outside, the property benefits from a generous rear garden, allocated parking and solar panels, offering improved energy efficiency and lower running costs. Combining a modern finish with a convenient location, this is an ideal home for families, professionals and downsizers alike.

Mole Place is a popular private development in East Molesey, within easy reach of local amenities. Hampton Court railway station is approximately one mile away, offering regular direct services to London Waterloo in around 35–40 minutes, making it an excellent choice for commuters.

The area is well served by a number of highly regarded schools, including The Orchard Infant School, St Lawrence CofE Primary School, St Alban's Catholic Primary School, and Esher High School and others.

Residents can also enjoy the nearby River Thames, Bushy Park and the historic Hampton Court Palace, all of which contribute to the area's enduring popularity.

### Location

#### Transport Links

Hampton Court - 1.3 miles

#### Schooling Facilities

Primary

Hurst Park Primary School

Chandlers Field Primary School

St Alban's Catholic Primary School

Secondary

Esher C of E High School

Hinchley Wood School

Hampton Court House

**Council tax band:** Tax band E

**Local authority:** Elmbridge Borough Council

**Tenure:** Freehold

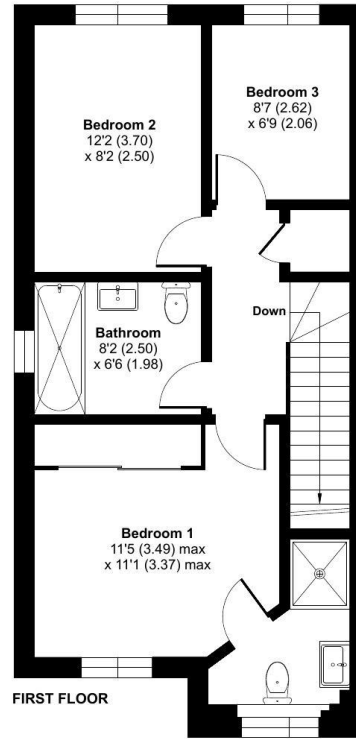
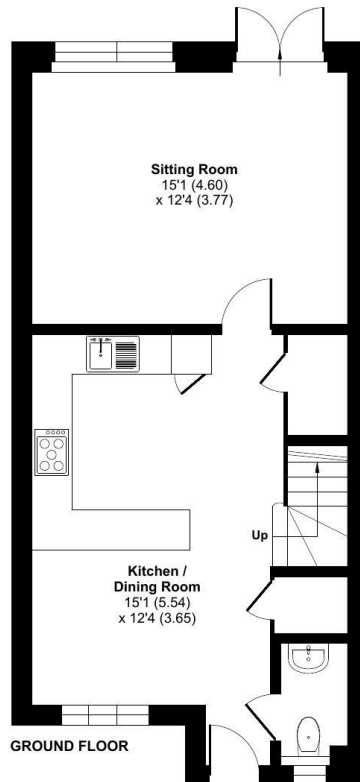


PRIVATE ROAD  
DEVELOPMENT

OPEN-PLAN  
KITCHEN/DINING ROOM



## Floorplan



### Mole Place, West Molesey, KT8

Approximate Area = 1017 sq ft / 94.5 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 Seymours Estate Agents. REF: 1501840



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