



New Road, West Molesey, Surrey, KT8 1PX



Price £ 899,950 Freehold

TUDORS are pleased to offer for sale this rarely available and well appointed five bedroom semi-detached family home which is located in the highly regarded New Road, commanding an elevated position with wonderful views. The property has been well cared for and has been within the same family for the past circa 52 years. Extended and improved over the years the property benefits by having excellent accommodation over two floors with further potential to extend STPP.

Located within a prime position, within easy reach of local shops, primary schools and Hurst Park where you can enjoy open fields (ideal for dog walkers) with children's playground along with the River Thames with pathway beside where you can stroll up to Hampton Court (with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6) and Bushy Park – With over 1000 acres. East Molesey village is also nearby along with bus routes connecting Walton on Thames (with comprehensive shopping and train station) and Kingston (with comprehensive shopping and train station). East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby.

The accommodation comprises; an entrance hallway, a front aspect living room with feature fireplace, a second reception room/currently being used as a dining room with French doors opening to the rear garden. The dining area also has the benefit of a large serving hatch opening onto the kitchen - which is ideal socialising during large parties or family gatherings. The hallway also leads to a stunning modernised, extended kitchen with large Central Island with integrated hob and smart breakfast bar. The kitchen enjoys many eye/base level units/cupboards with Quartz worktops with integrated dishwasher, two ovens and a space for a double American style fridge/freezer with water dispenser. The kitchen also leads to a large garage with utility area housing space for a washing machine and tumble dryer with sink and worktop area. The garage has power/light and the benefit of an electric roller door – potential to convert to a further reception room/home study – STPP.

Stairs from the hallway lead up to a landing with access to five generous bedrooms and two modernised bathrooms (one bathroom has a bath and the other has a shower – ideal for the growing family).

Externally there is a westerly garden which is mainly laid to lawn with a wooden decking area. There is also a circular coy pond, a shed, an outside tap and electrics. To the front there is a crazy paved, long driveway where you can park two vehicles comfortably along with a lawn area and a side access gate. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band F £3,221.00 (EPC rating:).

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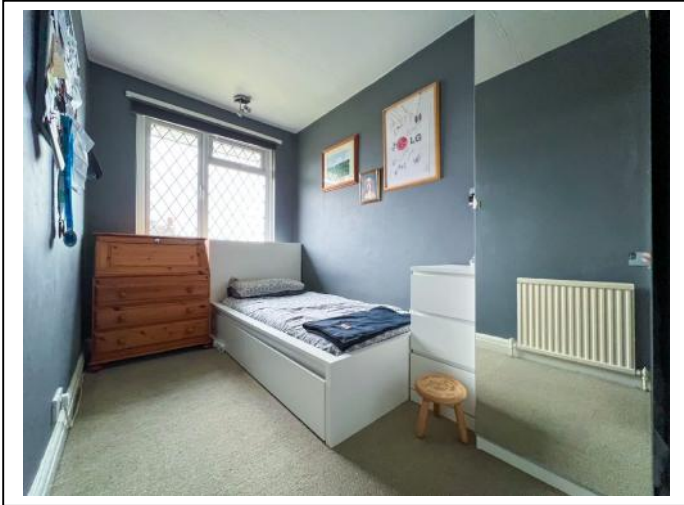
PROPERTY DETAILS



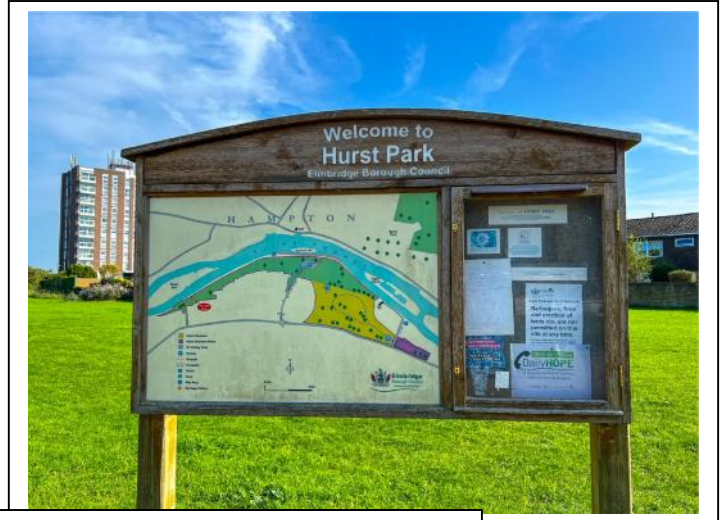
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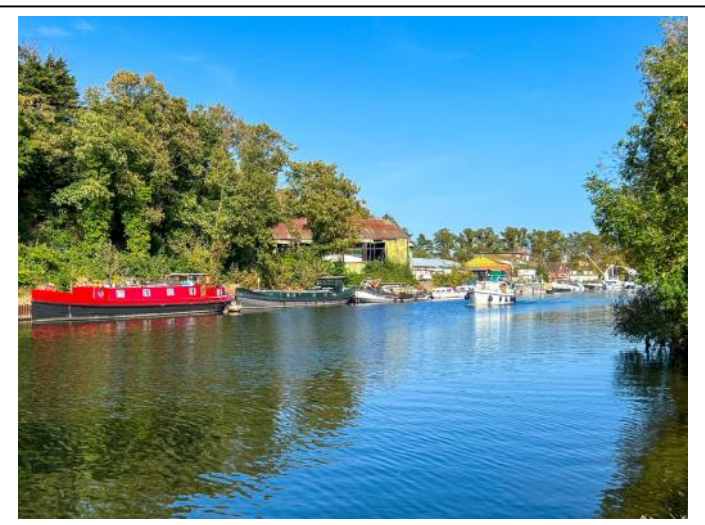
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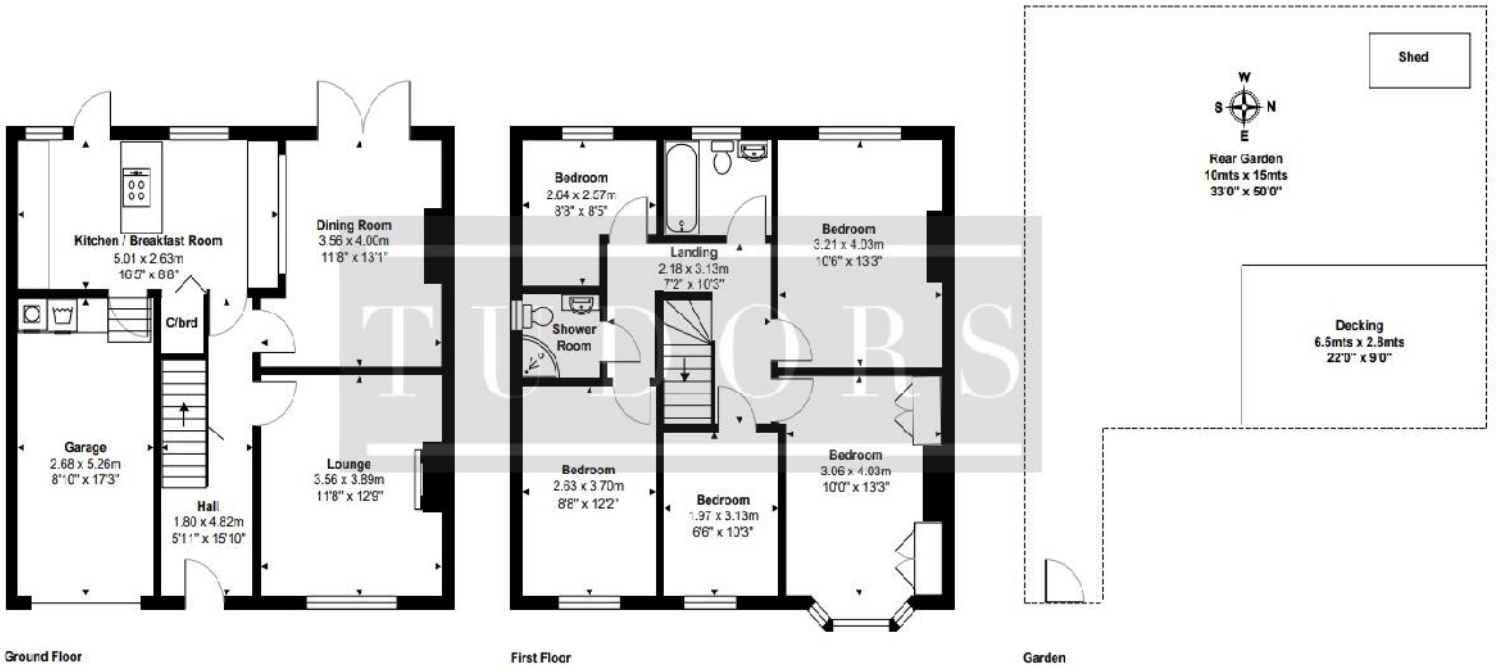
PROPERTY DETAILS



A selection of photos - The property backs onto Hurst Park Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton



PROPERTY DETAILS



Total Area: 134.5 m² ... 1447 ft²

All measurements are approximate and for display purposes only

EPC to follow

Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.