

TUDORS

Mole Abbey Gardens, West Molesey, Surrey, KT8 1QD



Price £ 699,950 Freehold

TUDORS are pleased to offer for sale this rarely available and well appointed extended three bedroom semi-detached family home which is located at the end of the highly regarded Mole Abbey Gardens, enjoying wonderful views down the road. Offered to the market with **NO ONWARD CHAIN** the property has been well cared for during the vendors ownership.

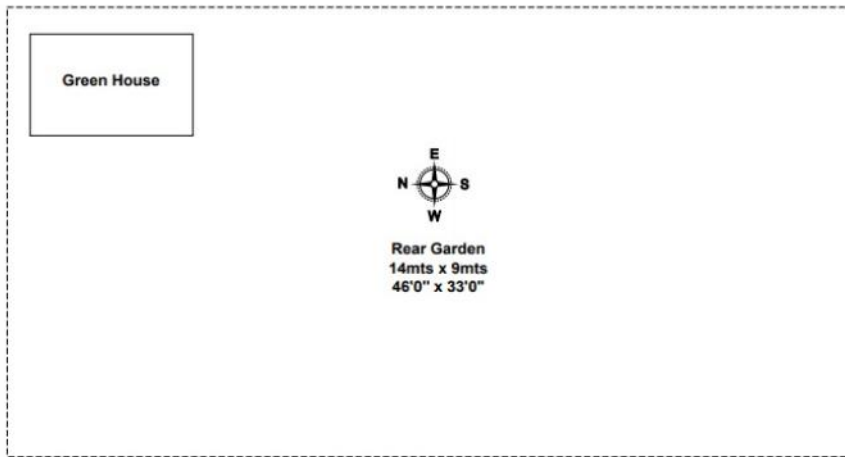
Located within a prime position, within easy reach of local shops, primary schools and Hurst Park where you can enjoy open fields (ideal for dog walkers) with children's playground along with the River Thames with pathway beside where you can stroll up to Hampton Court (with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6) and Bushy Park – With over 1000 acres. The property is also close to other parks including Molesey recreational fields with children's playground. East Molesey village is nearby with its shops, restaurants, pubs and cafes 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 lobby which leads to an entrance hallway, a nicely sized front aspect living room with fireplace, a second reception room which overlooks the garden, a downstairs cloakroom and an extended kitchen which opens onto a dining area with door leading to a lean to/utility room with doors to a large garage with up/over door with power/light and door to the rear garden.

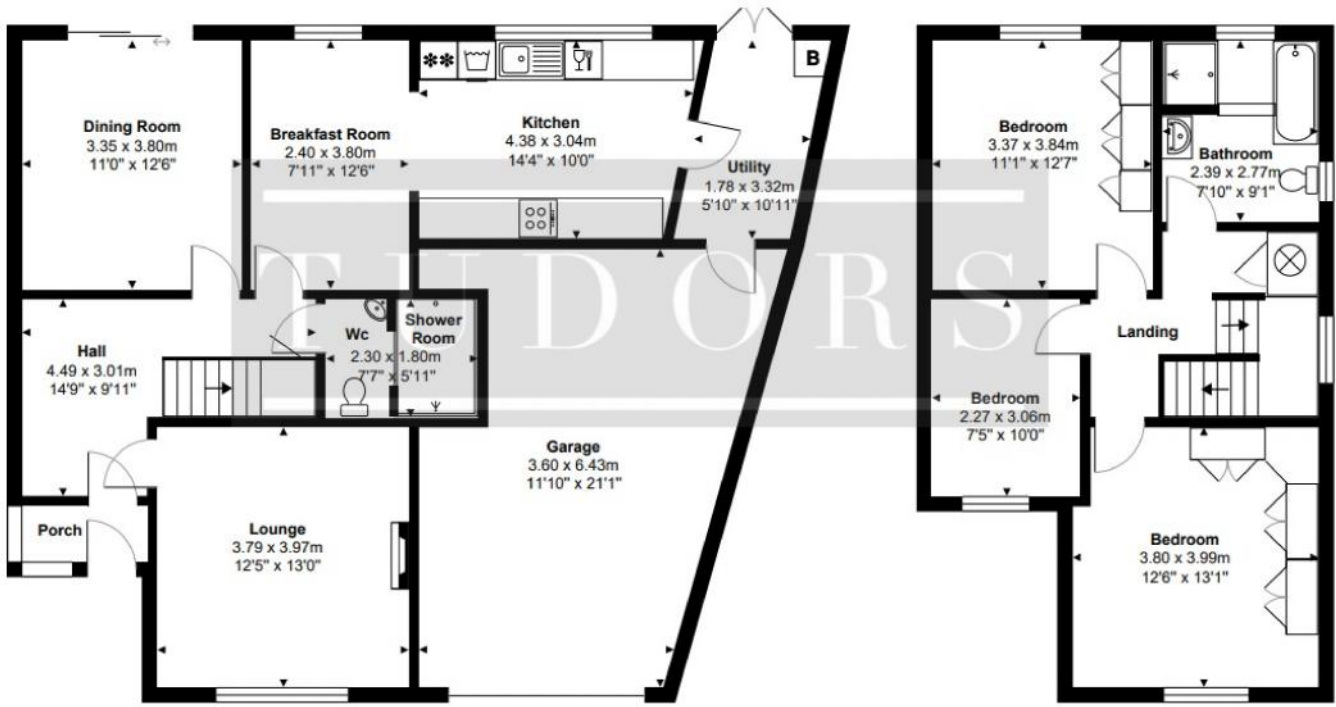
Stairs from the hallway lead up to a landing with access to three generous bedrooms and a family bathroom with matching suite.

Externally there is a sunny aspect garden with patio, lawn area and mature shrub/bushes. To the front there is a large driveway which is block paved which provide ample off road parking for many cars. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band E (EPC rating: D).

PROPERTY DETAILS



Garden

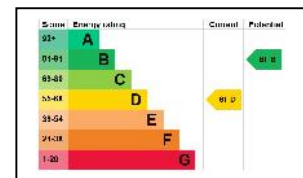


Ground Floor

First Floor

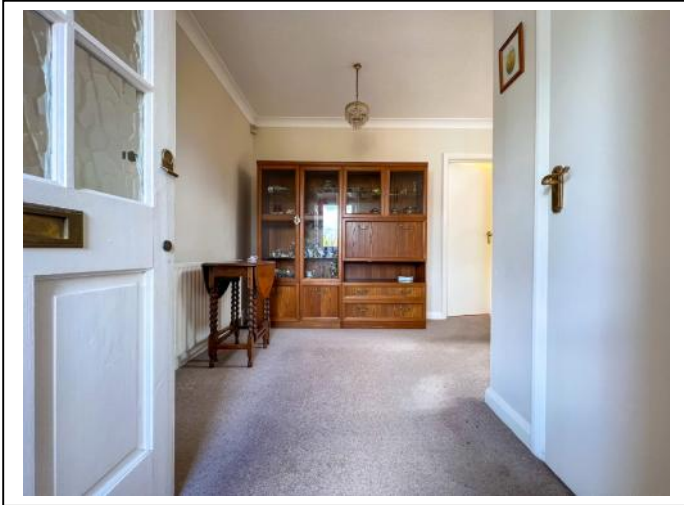
Total Area: 159.0 m² ... 1711 ft²

All measurements are approximate and for display purposes only.

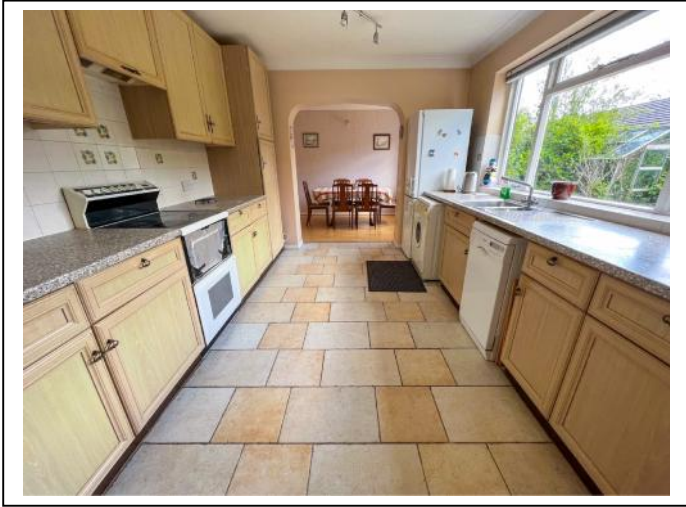


Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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.

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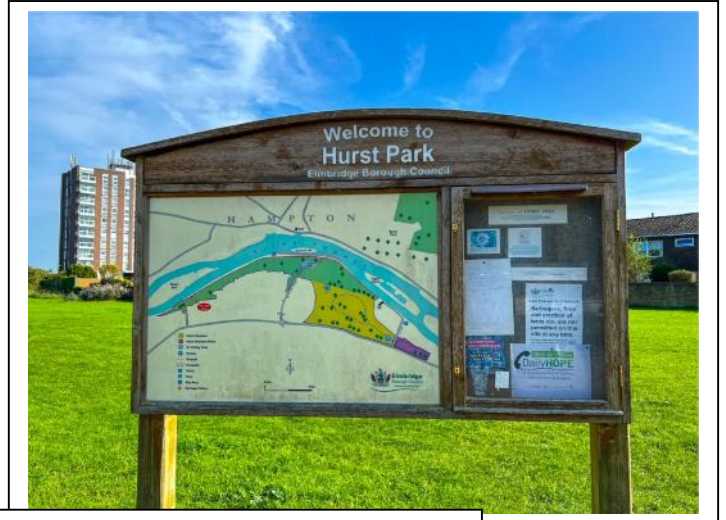
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A selection of photos - The property is within close proximity of Hurst Park with Hurst Park Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton

