

TUDORS

Hurst Lane, East Molesey, Surrey, KT8 9EB



Price £ 625,000 Freehold

TUDORS are pleased to offer for sale this three bedroom semi-detached home which has been offered to the market with **NO ONWARD CHAIN** the property does require modernisation throughout and is an ideal project for someone to implement their own ideas – Offering lots of scope to extend and develop – S.T.P.P (other examples can be seen in the road).

The property is within easy reach of primary schools, East Molesey village with its shops/restaurants and bus routes leading to Hampton Court (with its Palace and train station, zone 6) and into Kingston (with comprehensive shopping). The Wilderness/Neilson Recreation Park with children's playground, Molesey Heath Nature Reserve and The River Mole with pathway are also close by and offer wonderful walks.

Bus routes leading into East Molesey, Hampton Court (with its Palace, restaurants, boutiques and cafes), Kingston-upon-Thames (with comprehensive shopping) and Walton on Thames. Pavilion sports gym, Hurst swimming pool, Hurst Park and Bushy Park are also nearby.

The accommodation comprises; an entrance hallway, a bright living room with front aspect window, a dining room overlooking the rear garden and a kitchen with many eye/base level units/cupboards. There is also access to a kitchen with space for appliances with many units/cupboards and door leading to the rear garden. Stairs from the hallway lead upto a landing with access to three bedrooms and a bathroom.

Externally there is a westerly garden with lawn area and many mature shrubs and border plants. There are also three storage sheds (one being 20ft in length) and a side access gate. To the front there are shingle stone areas along with hard-standing pathway lead to the front door. Other benefits include: Double-glazing and gas central heating. EPC Rating D: Council tax band: C

To view please call the East Molesey office on **0208 224 4020**

PROPERTY DETAILS



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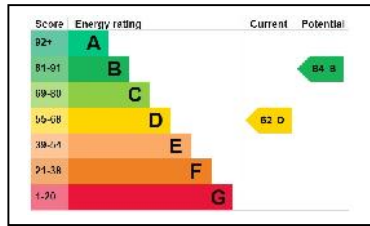
Easy reach of The River Mole with its bridge leading to The Wilderness + Nelsons recreational Parks (Ideal for dog walking) with children's playground



Easy reach of The River Thames towpath leading to Hampton Court Place + train station (Ideal for an afternoon stroll to the many restaurants + cafes)

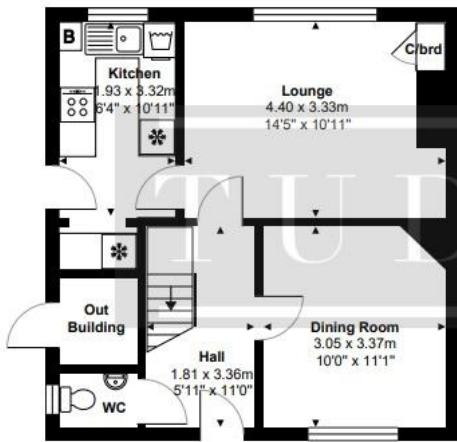


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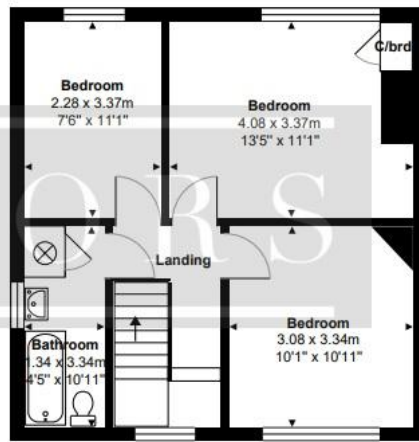


Total Area: 88.3 m² ... 950 ft²

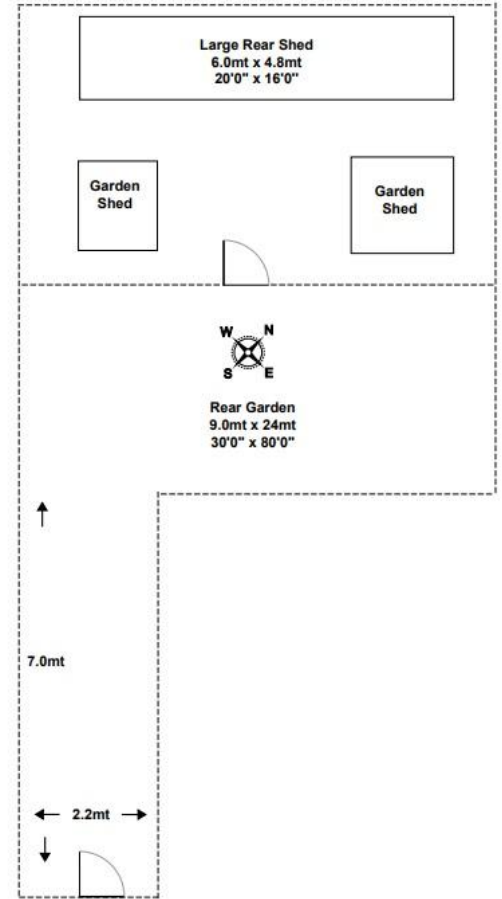
All measurements are approximate and for display purposes only.



Ground Floor



First Floor



Garden

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.