



High Street, West Molesey, Surrey, KT8 2LX



PRICE: £ 399,950 Freehold

TUDORS are pleased to offer for sale this impressive two double bedroom end of terrace home which has the benefit of a wide front garden and a double rear extension. Well presented throughout, the property has a pleasant outlook from the front, across playing fields with the benefit of being modernised internally throughout. The property has been offered to the market with **NO ONWARD CHAIN.**

Located in a quiet road within easy reach of local primary schools, local shops including 'Sainsburys local' and recreational parks (Ideal for dog walking). East Molesey Cricket, Rowing club, Island Barn Reservoir sailing club, Hurst Pool swimming pool and the Pavilion gym are also nearby. Bus routes connect; East Molesey, Hampton Court (with its restaurants/boutiques & Station), Kingston (with comprehensive shopping), Walton on Thames and Hersham.

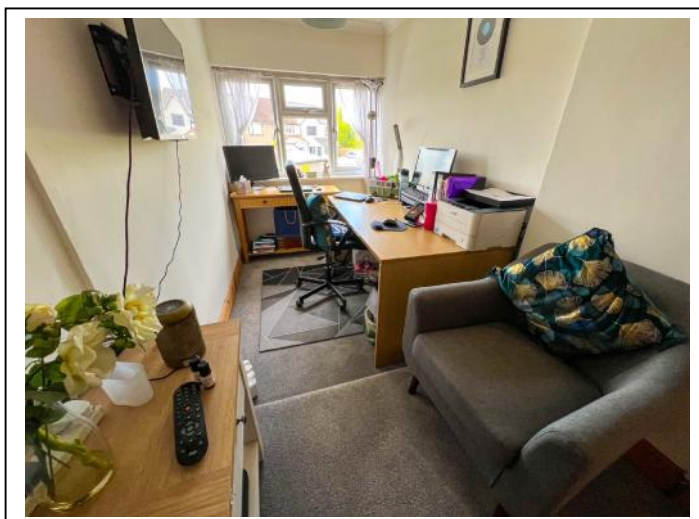
The property comprises: an entrance hallway which leads to a front aspect living room, a separate dining room with deep under stairs storage cupboard which opens onto an extended modernised kitchen with many eye/base level units/cupboards with door leading to the rear garden. Stairs from the hallway lead up to a landing with access to two double bedrooms (both with built in wardrobes) and a modernised shower room with walk in shower.

Externally there is a low maintenance pretty, courtyard rear garden with patio and shingle stones along with a rear access gate. To the front there is an impressive wide garden which is mainly laid to lawn with many mature shrubs, plants and flowers along with a pathway leading to the front door and timber built shed for storage. The front garden is an impressive size and could potentially be the main garden with additional fencing. Other benefits include: Double-glazing and gas central heating. (EPC rating: D). Elmbridge Borough Council Tax D: £2,067.00

PROPERTY DETAILS



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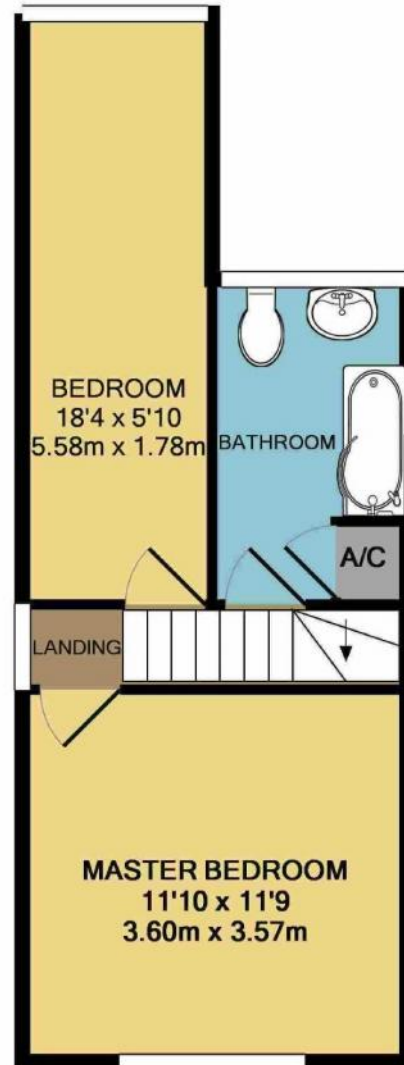
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GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 SQ.M.)

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. 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.