

TUDORS

Walton Road, West Molesey, Surrey, KT8 2EQ



Price £ 415,000 Freehold

Tudors of East Molesey are pleased to offer for sale this extended two bedroom semi-detached home situated in a popular location, close to local shops, schools and bus routes into East Molesey village, Hampton Court (with its Palace, restaurants, antique shops + Station – Ideal for the commuter, zone 6) and Kingston-upon-Thames (with comprehensive shopping).

The accommodation comprises; an entrance hallway, a bright living room with smart wooden flooring and a stunning extended 16ft kitchen/breakfast room with vaulted ceiling with velux windows. The kitchen is modern with many eye/base level units/cupboards and French doors that open onto the garden - Perfect room for entertaining. Stairs lead to a landing with access to; two bedrooms (master with mirrored fitted wardrobes) and a modern bathroom with matching white suite. Externally there is a southerly facing well cared for rear garden with patio area. There is also a large storage shed/workshop. To the front there is a block paved driveway providing off road parking cars. Other benefits; include UPVC double-glazing and gas central heating. (EPC Rating: D). Tudors. 0208 224 4020

- TWO DOUBLE BEDROOMS
- REAR EXTENSION
- LIVING ROOM
- KITCHEN / DINING ROOM
- MODERN BATHROOM
- SOUTHERLY GARDEN

- WORKSHOP/SHED
- RAISED DECKING AREA
- OFF ROAD PARKING
- CLOSE TO OUTSTANDING PRIMARY SCHOOLS
- CLOSE TO THE RIVER THAMES, SHOPS AND BUS ROUTES INTO EAST MOLESEY + KINGSTON

TUDOR & CO

61 WALTON RD, E.MOLESEY, SY, KT8 0DP

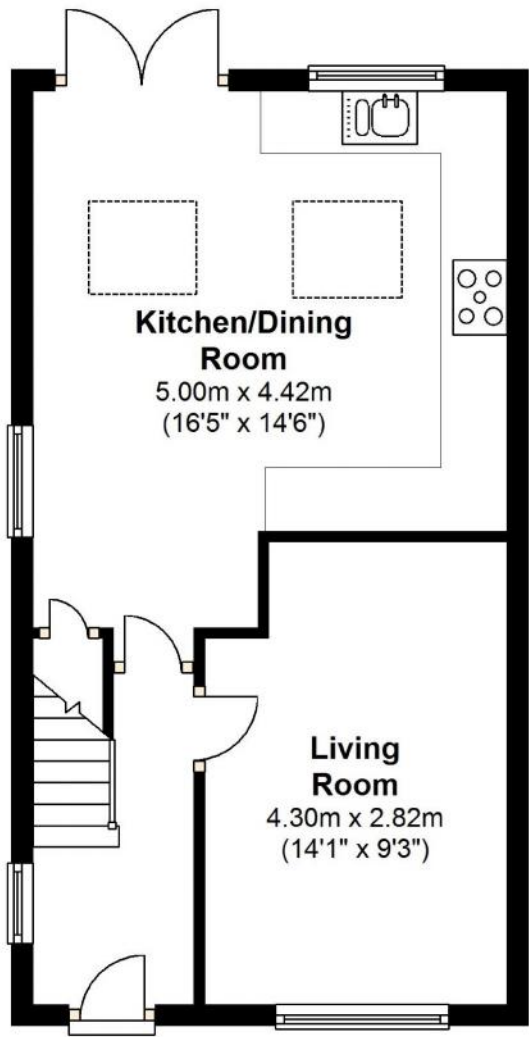
T. 0208 224 4020

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PROPERTY DETAILS

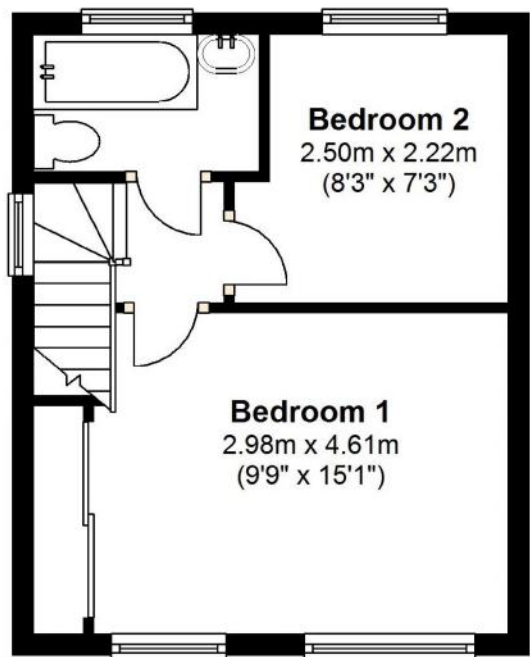
Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



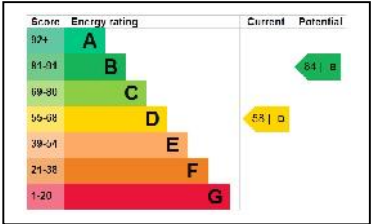
First Floor

Approx. 23.9 sq. metres (257.3 sq. feet)

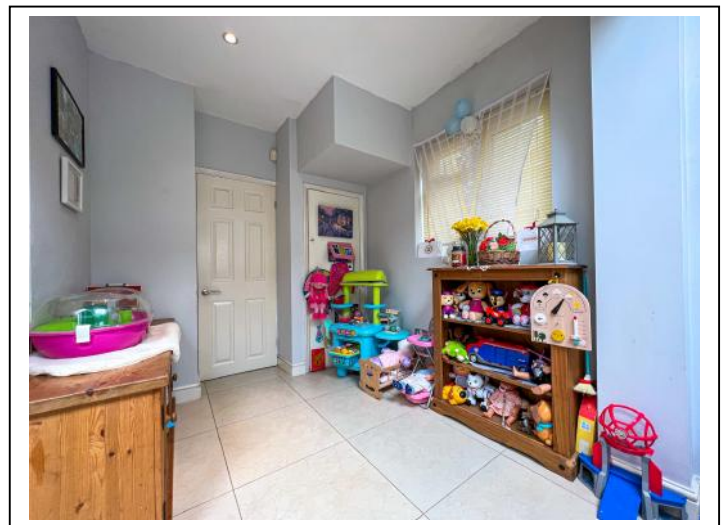
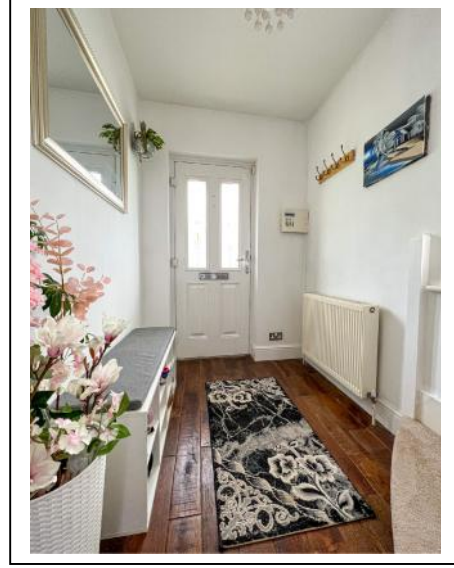
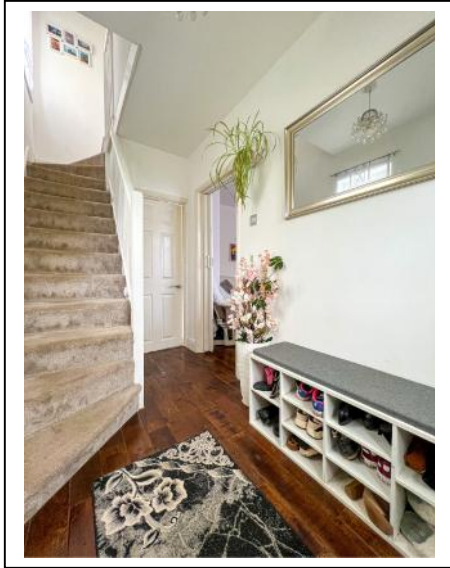


Total area: approx. 60.4 sq. metres (650.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



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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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