



Berkeley Drive, West Molesey, Surrey, KT8 1RA



PRICE: £ 465,000 Freehold

TUDORS are pleased to offer for sale this extended two double bedroom mid terraced home which has the benefit of a 17ft x 14ft insulated with power/light and heating 'Garden room/summer house in the garden (currently being used as an additional reception room with open plan kitchen/sitting/dining area).

The property is located in a quiet road within easy reach of local schools (Hurst Park), shops (Tesco's supermarket) and the River Thames with its towpath leading to Hurst Park/Meadows (Ideal for dog walking), East Molesey Cricket and Rowing club and Hampton Court (with its restaurants/boutiques & Station). Bus routes are also nearby and lead to Walton on Thames, Hersham and Kingston upon Thames (with comprehensive shopping).

Comprising; an extended entrance porch with front door leading to an entrance lobby with pegs for hanging coats and shoe storage, an entrance hallway leads to a front reception room/guest bedroom/study with built in cupboard/wardrobe and a smart pull down bed with mattress/desk. At the end of the hallway there is a modern downstairs shower room/W.C which is fully tiled. The hallway also leads to an extended second reception room/sitting room with book shelving which opens onto a kitchen/utility overlooking the garden, a dining area with breakfast bar, 2 x velux windows and French doors leading to the rear garden.

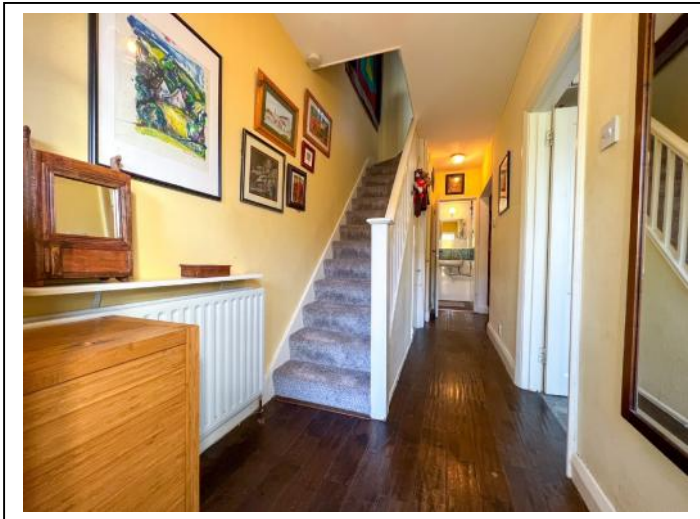
Stairs from the hallway lead up to a landing with access to two double bedrooms (both with built in wardrobes) and a bathroom with white suite. There is also a loft which is bordered, carpeted with light, heating, power and a velux window – Potential to use as home office/games room.

Externally the rear garden has a patio and artificial grass with pathway that leads to an impressive 17ft x 14ft insulated with power/light and heating, detached 'Garden room/summer house' (currently being used as an additional reception room with open plan kitchen/sitting/dining area) with French doors opening onto the garden – Ideal room for entertaining or as a guest bedroom/annex. To the front there is a driveway providing off road parking along with a detached timber bike storage shed.

Other benefits include: Double-glazing, gas central heating and being offered to the market with **NO ONWARD CHAIN**. (EPC rating: D).

Elmbridge Borough Council Tax D: £2,159.00

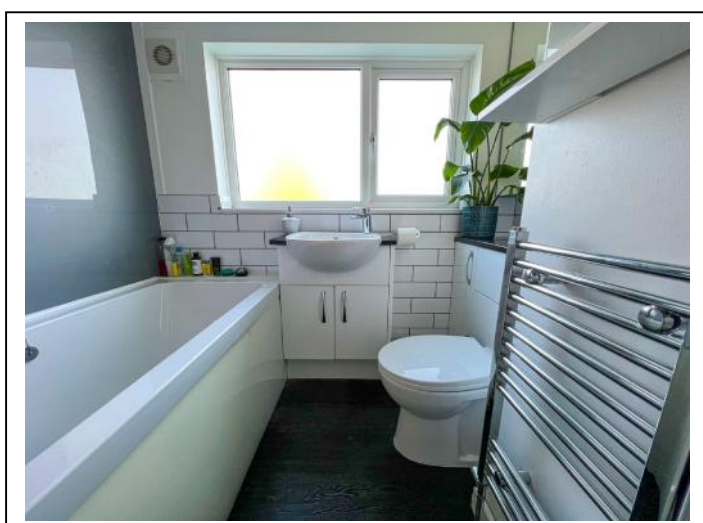
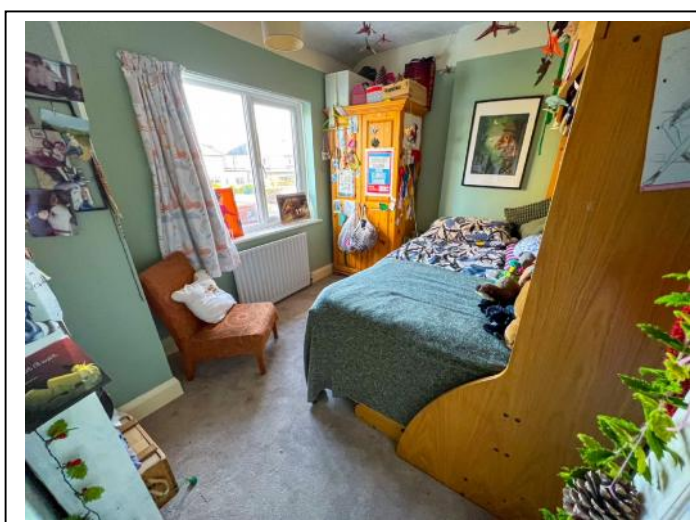
PROPERTY DETAILS



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Hurst Park and the River Thames towpath nearby



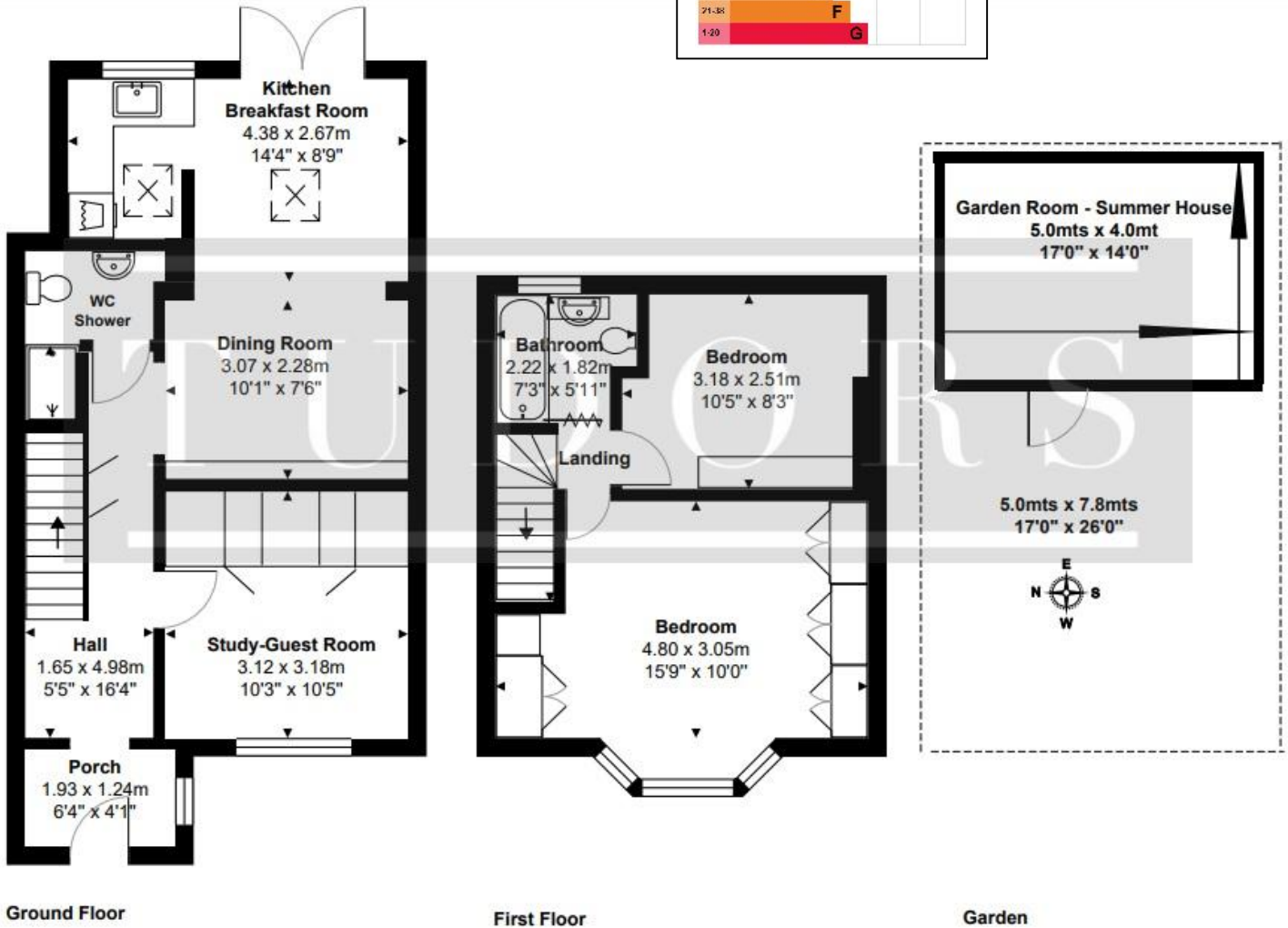
Hurst Park and the River Thames towpath nearby



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PROPERTY DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-60	D	63	D
39-54	E		
21-38	F		
1-20	G		



Total Area: 71.7 m² ... 772 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. 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.