

TUDORS

First Avenue, West Molesey, Surrey, KT8 2QN



Price £ 400,000 Freehold (Offer in excess of)

TUDORS are pleased to offer for sale this two bedroom terraced home which has had the benefit of rear extension. Located in a popular road within easy reach of local shops, primary schools and bus routes that lead into Hampton Court (with Palace, restaurants & station – zone 6), Walton on Thames, Hersham and Kingston (offering comprehensive shopping).

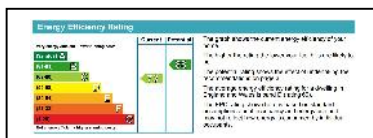
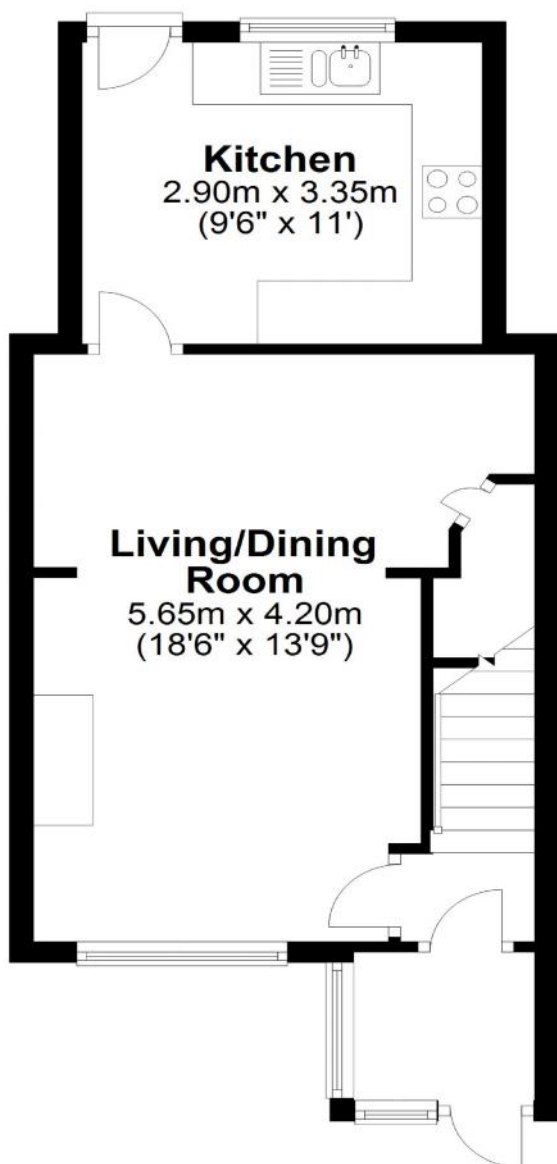
The property comprises: a bright entrance lobby with further door leading to an entrance hallway, a nicely sized living/dining room with wooden flooring, feature fireplace and deep storage cupboard. The dining area then leads onto an extended kitchen with vaulted ceiling with a modern white handleless gloss kitchen with induction hob and integrated double oven.

Stairs lead from the hallway lead up to a landing with access to two bedrooms (master bedroom with built in mirrored wardrobe) and a modern bathroom with white suite.

Externally there is a smartly presented southerly facing rear garden with wooden decking area and an artificial grass with raised flower bed. There is also a detached garden room with power/light and French doors that is currently being used as an office. To the front there is block paved driveway providing off road parking for one car. Other benefits include: double-glazing and gas central heating. Ideal for a first time buyer or as an investment purchase. (EPC rating: C) Tudor & Co. 0208 224 4020

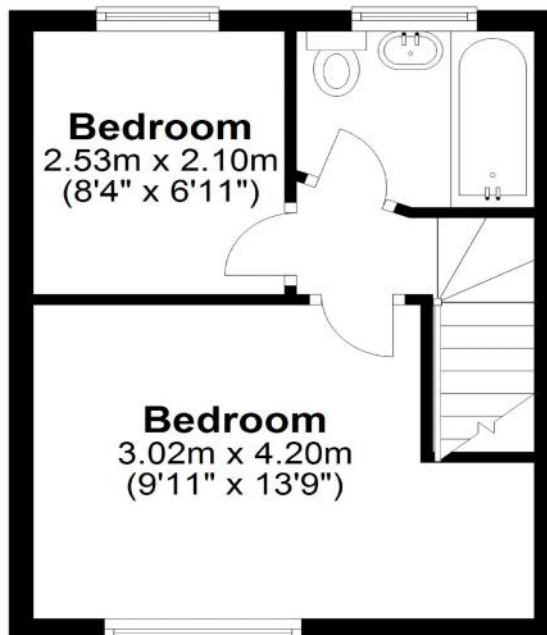
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



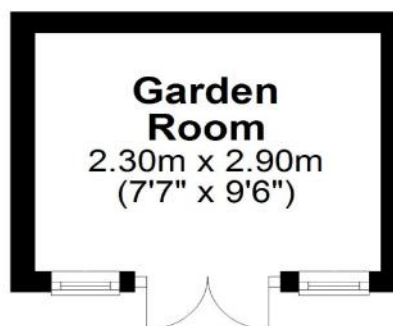
First Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



Garden Room

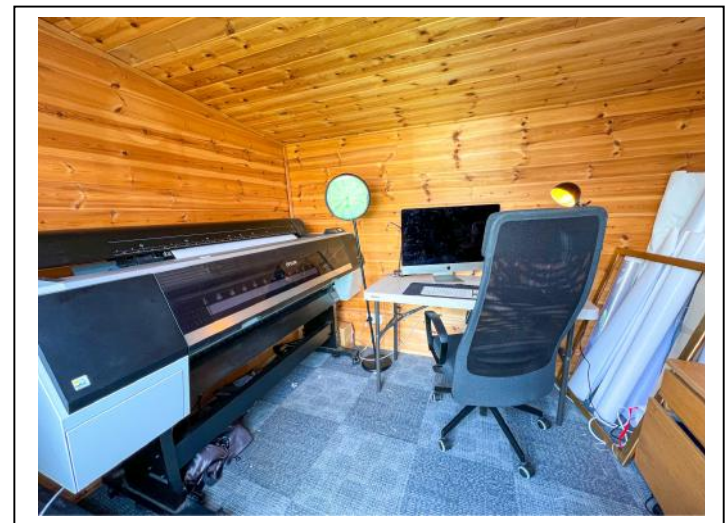
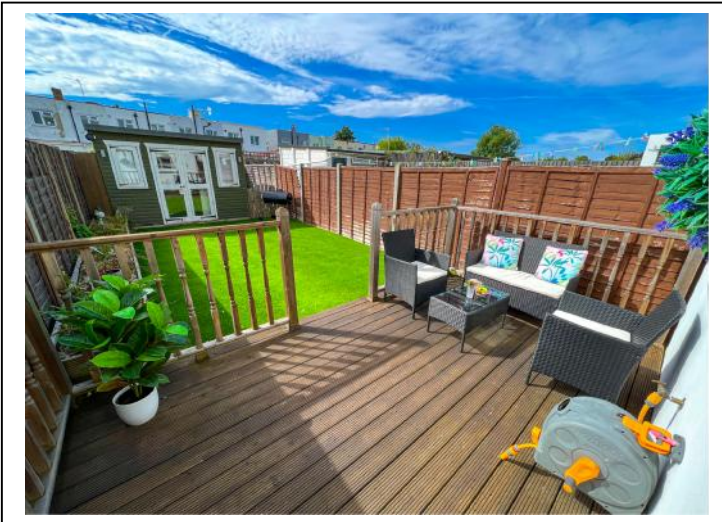
Approx. 6.7 sq. metres (71.8 sq. feet)



PROPERTY DETAILS



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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.