

TUDORS

Grange Road, West Molesey, Surrey, KT8 2PR



**Price £ 775,000 Freehold (Offers in excess of)**

Tudors of East Molesey are pleased to offer for sale this extremely spacious, well appointed four double bedroom semi-detached Edwardian home which has the benefit of a large ground floor extension and a loft conversion. The property offers character and charm throughout with high ceilings, open fireplaces, slate flooring and sash windows. Situated on the Molesey borders the property is in the ideal location to access East Molesey village shops, Hurst swimming pool, Pavilion sports gym, Hampton Court (with Palace and station – zone 6) and Bridge Road with its bustling pubs, restaurants and antiques shops. Bus routes lead into Kingston (offering comprehensive shopping), Hersham and Walton on Thames. Also located close to the River Mole with an idyllic setting with a pedestrian bridge leading to Neilsons playing field and the Wilderness – Ideal for walks. (EPC rating: D). The property benefits by having double-glazing and gas central heating. Tudors. 0208 224 4020

- FOUR DOUBLE BEDROOMS
- REAR EXTENSION
- LOFT CONVERSION
- LIVING ROOM
- SITTING / DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- STUDY
- MASTER WITH EN-SUITE SHOWER ROOM
- MASTER WITH JULIET BALCONY WITH VIEWS
- CHARACTER THROUGHOUT WITH SASH WINDOWS, OPEN FIREPLACES, HIGH CEILINGS AND SLATE TILING
- CLOSE TO OUTSTANDING PRIMARY SCHOOLS
- QUIET SETTING - CLOSE TO THE RIVER MOLE AND THE WILDERNESS RECREATION PARKS
- EPC RATING: D

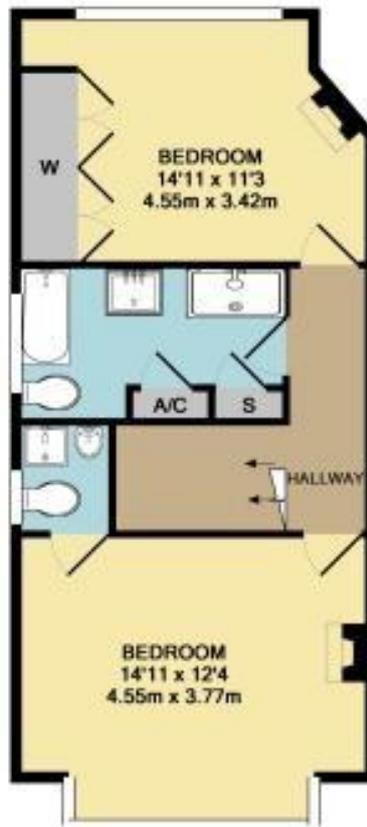
**TUDOR & CO**  
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

**T. 0208 224 4020**  
[www.tudorandco.co.uk](http://www.tudorandco.co.uk)

# PROPERTY DETAILS



GROUND FLOOR  
APPROX. FLOOR  
AREA 729 SQ.FT.  
(67.7 SQ.M.)



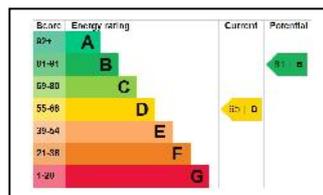
1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.5 SQ.M.)



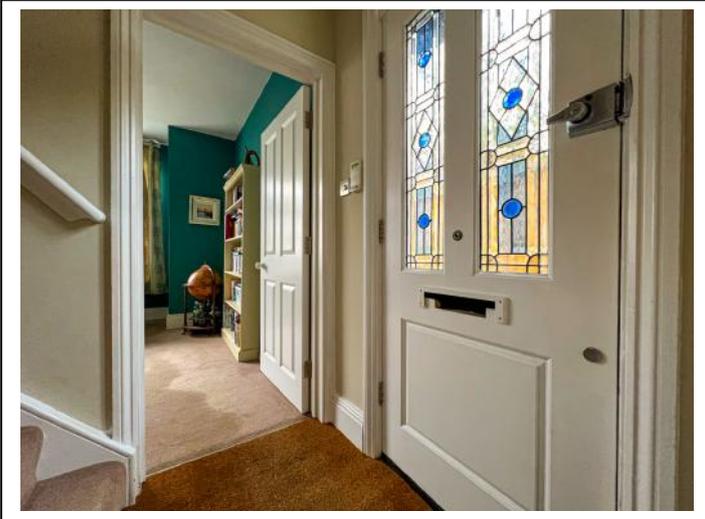
2ND FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1587 SQ.FT. (147.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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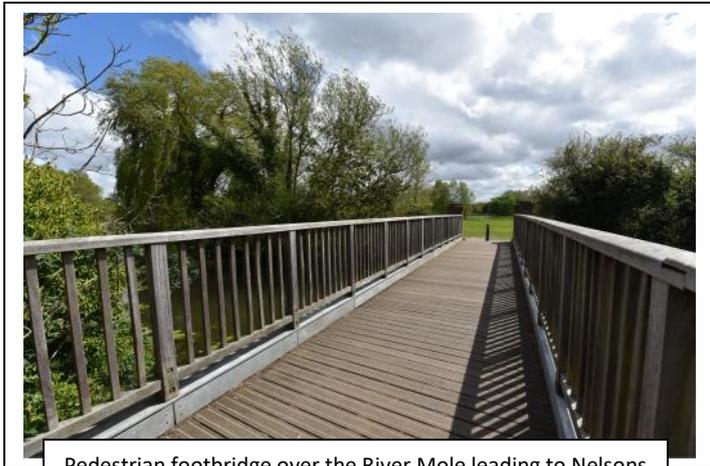


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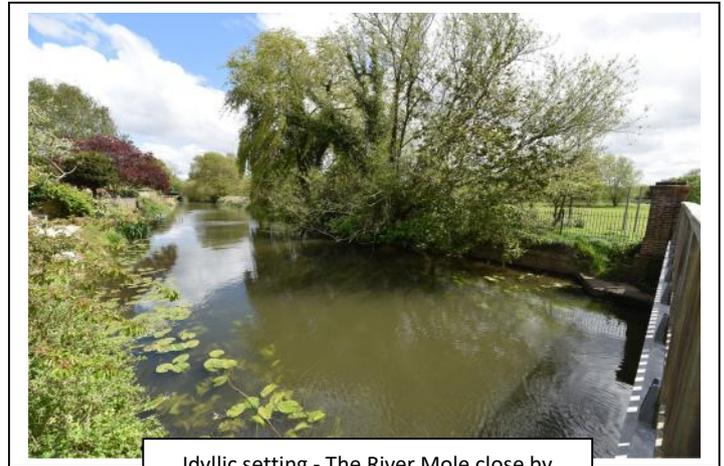


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Pedestrian footbridge over the River Mole leading to Nelsons and the Wilderness recreational parks close by



Idyllic setting - The River Mole close by

**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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