

TUDORS

Monks Avenue, West Molesey, Surrey, KT8 2HD



Price £ 650,000 Freehold

TUDORS are pleased to offer for sale this well presented three double bedroom detached chalet bungalow offering generous accommodation throughout with the benefit of a loft conversion and further extensions.

Located within easy reach of local shops, primary schools and bus routes leading to Hampton Court (with Palace, restaurants and train station – zone 6), Hersham and Kingston and Walton on Thames (offering comprehensive shopping - with its train stations leading to London Waterloo). Also nearby is Hurst Meadows recreational grounds which is an ideal place for dog walking, East Molesey cricket club, Molesey sailing club, Molesey rowing club, Hurst swimming pool and Pavilion sports gym. Walton's Xcel leisure centre is also close by and offers an array of sporting activities.

The property comprises; an entrance porch opening on to a hallway which leads to a modern kitchen with underfloor heating with many eye/base level units/cupboards and a seating area overlooking the rear garden. The hallway also leads to dining room which opens onto a good sized 16ft x 15ft living room with under floor heating and decorative brick built fireplace with gas fire. The living room then also extends on to a bright conservatory with French doors onto the garden and decking. There are also two double bedrooms (both with built in wardrobes) and a downstairs recently completed fully tiled wet room.

Stairs lead up to a large landing area (currently a study area/music area), eaves storage, an impressive bright double bedroom with double fitted wardrobes and a bathroom with bath and walk in shower.

Externally the rear garden has two wooden decked areas, a lawn area and a fish pond. There is also a patio Indian sand stone area which leads to a timber built detached 22ft games room/workshop/potential annex (insulated with power and light and air conditioning). To the front there is Indian sand stone driveway providing ample off road parking for two/three cars, raised flower beds and side access / storage area to the detached garage. Other benefits include; double-glazing, gas central heating, three air conditioning/heat pumps (in Stairway, master bedroom and outbuilding) and an electric charge point. (EPC rating: C). Viewings are highly recommended. **Elmbridge Borough Council Tax Band D £2,159.00**

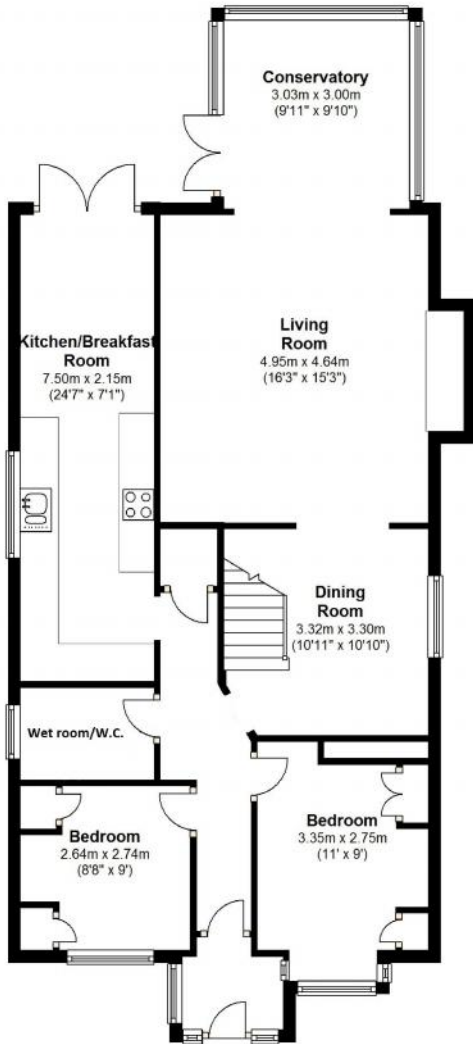
TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

PROPERTY DETAILS

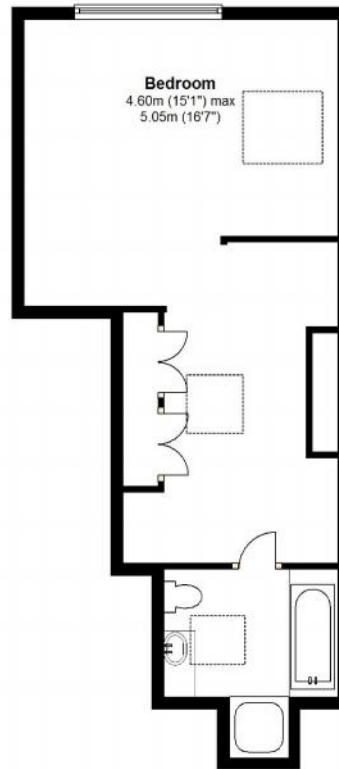
Ground Floor

Approx. 87.1 sq. metres (937.9 sq. feet)



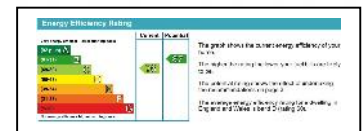
First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Garage

Approx. 28.5 sq. metres (306.8 sq. feet)

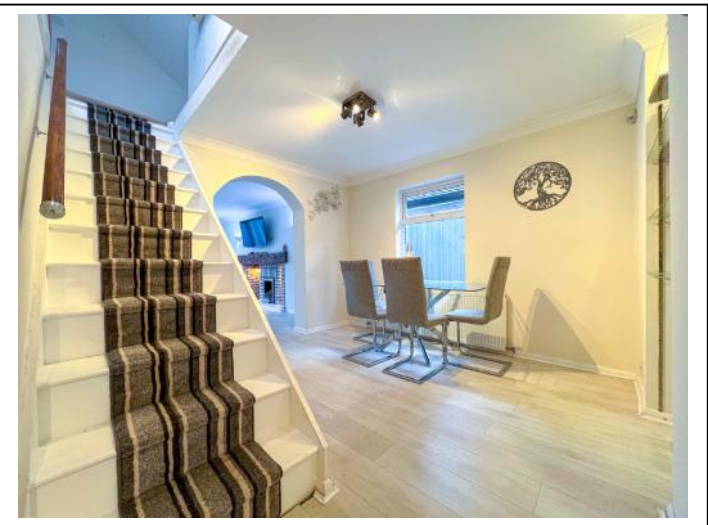


Total area: approx. 159.4 sq. metres (1715.4 sq. feet)

These sales particulars are only intended as a guide and do not form part of any contract. Measurements of floors, walls and ceilings are approximate and no responsibility is taken for any errors or omissions. These sales are for information only and should be used as a guide only. The services, repairs and appliances listed in the particulars have not been tested and are in working order as they have not been tested.

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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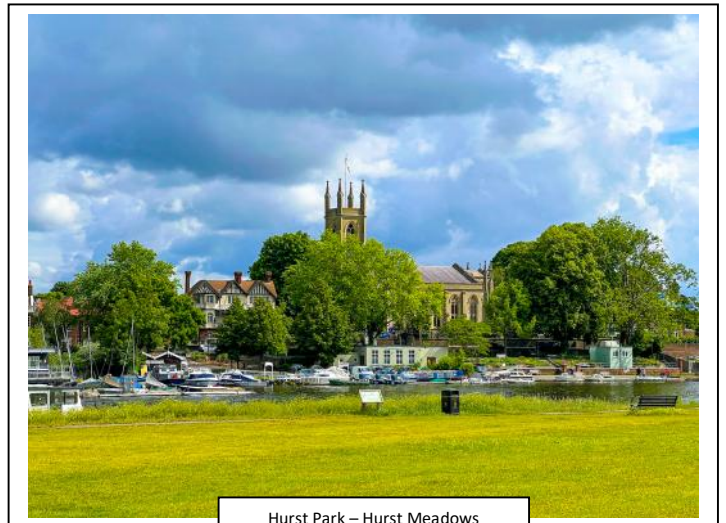
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Hurst Park – Hurst Meadows



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