



Tufton Gardens, West Molesey, Surrey, KT8 1TD



**Price £ 515,000 Freehold**

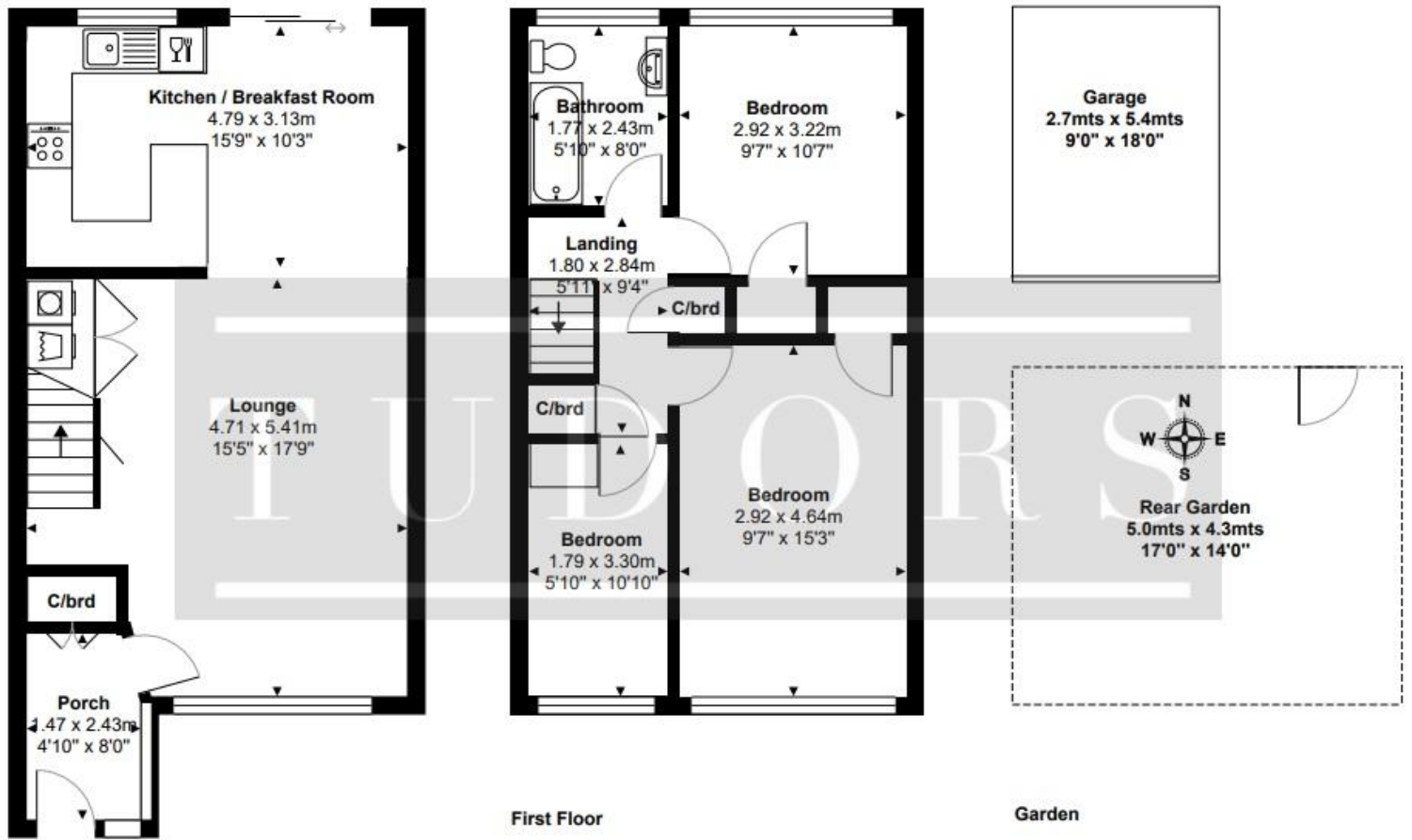
Tudors are pleased to offer for sale this three bedroom terraced 'Wates' house which is located in the desirable Hurst Park development with a pretty front outlook over lawn and trees. The property has been refurbished and improved by the current vendors with a newly installed kitchen, bathroom, wood flooring, carpets, plantation blinds and rear garden with Indian sand stone paving.

The property is located within the Hurst Park development within easy reach of primary schools, the River Thames with its towpath leading to Hurst Meadows and Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6 and also Bushy Park – With over 1000 acres, East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby. There are also bus routes connecting East Molesey, Walton on Thames, Hershams and Kingston (with comprehensive shopping).

The accommodation comprises: an entrance hallway with a cupboard, a front aspect living room with wonderful views across Hurst Park gardens with understairs storage cupboards (space for washing and tumble dryer). The living room leads to an open plan modernised white kitchen/dining room with smart breakfast bar with patio doors onto the garden. The kitchen has many eye/base level units/cupboards with integrated induction hob, oven and dishwasher. Stairs lead upto a landing with access to three bedrooms (two with built in wardrobes) and a modernised bathroom with white suite.

Externally there is a well presented low maintenance garden with Indian Sand Stone and a rear access gate to well kept Hurst Park communal gardens. To the front there is a low maintenance Indian Sand Stone paved garden. Other benefits include: Double-glazed windows and a garage with newly installed up/over door in a nearby block. (EPC rating: ) Elmbridge Borough Council = Band D: £2,230.00

# PROPERTY DETAILS



Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup>

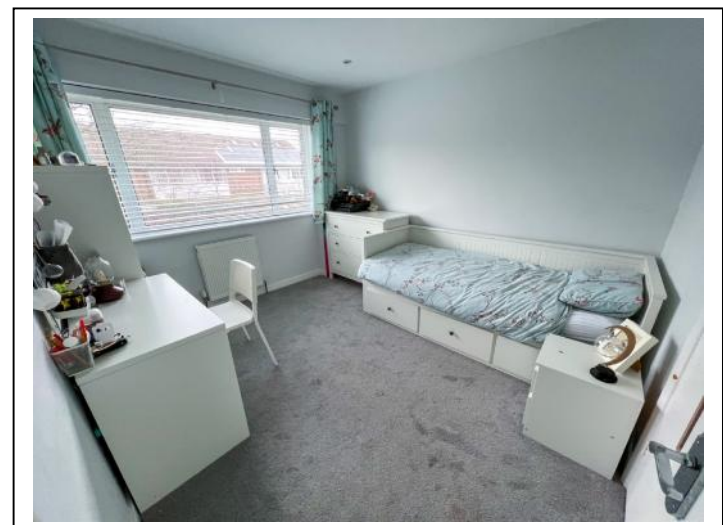
All measurements are approximate and for display purposes only.

**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. 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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The property is within the Hurst Park development and very close to Hurst Park Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton. The River Thames towpath leads up to Hampton Court with its Palace, restaurants, cafes, bars and train station – Ideal for commuter into London, Waterloo – Zone 6, Oyster Card

