

TUDORS

Buckingham Gardens, West Molesey, Surrey, KT8 1TW



Price £ 650,000 Freehold

Tudors are pleased to offer for sale this rarely available, river backing three bedroom home which is ideally positioned enjoying wonderful views over Hurst Park recreational park and the River Thames with its towpath leading to Hampton Court with its (Palace, restaurants, boutiques, cafes and train station – Ideal for the commuter into London, Waterloo, Oyster zone 6).

Located in the highly regarded Hurst Park development, close to primary schools, Tescos supermarket with post office, Hurst Meadows fields (Ideal for dog walking) and bus routes connecting East Molesey, Walton on Thames, Hersham and Kingston (with comprehensive shopping).

East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming Pool and the Pavilion sports club are also nearby along with Bushy Park – With over 1000 acres.

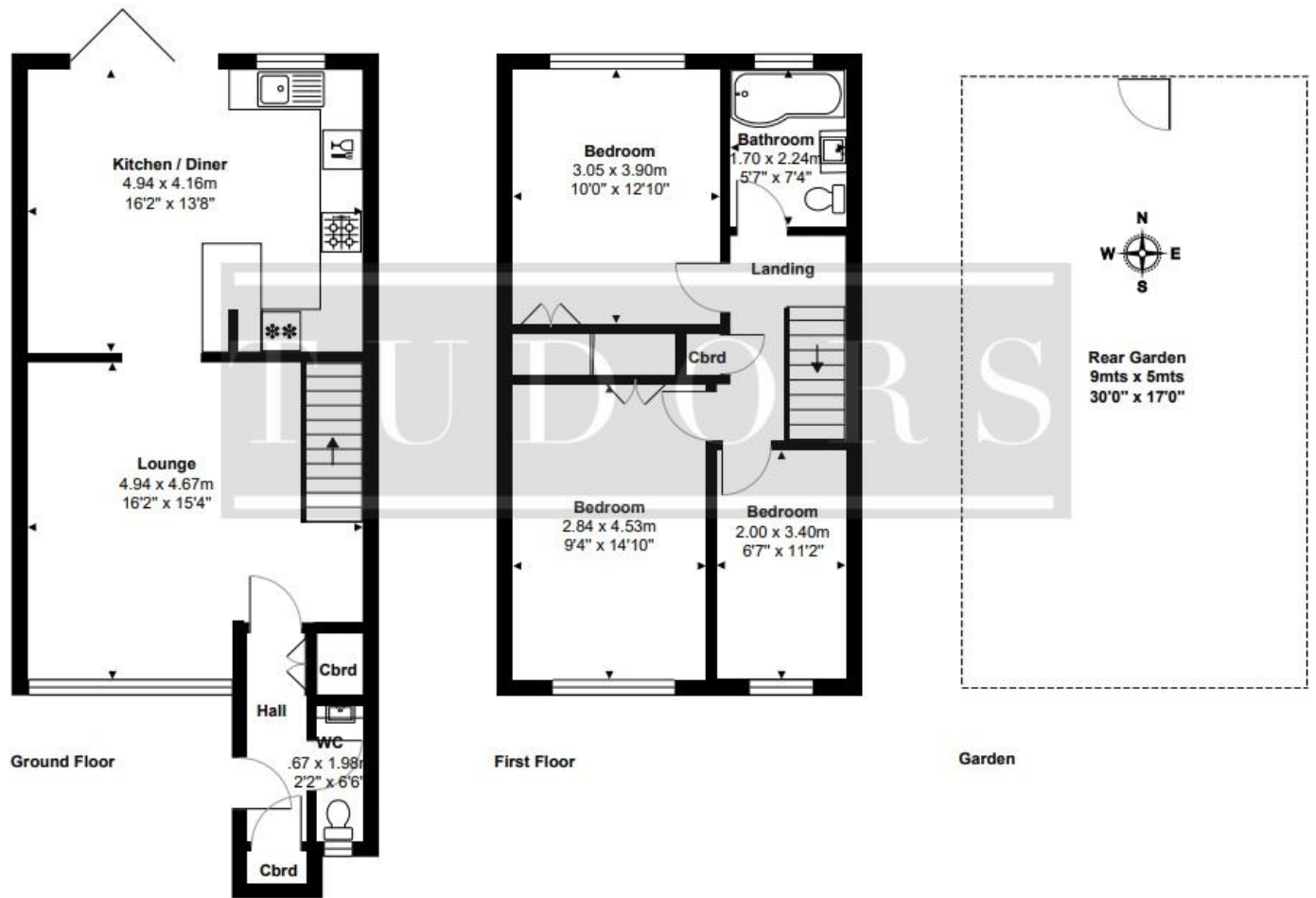
The property comprises; an entrance hallway with storage cupboard, a utility cupboard housing a washing machine and a fridge (space for) and a downstairs cloakroom with mosaic floor tiles and wash hand basin. At the end of the hallway is a leading to a nicely sized living room with under stairs storage and front aspect window. The living room has an archway which opens onto a modernised open plan kitchen/dining room with graphite bi-fold doors leading to the garden. The kitchen has many eye/base level units/cupboard with breakfast bar and integrate dishwasher along with a space for a double width oven and tall fridge freezer. Stairs lead up to a landing with access to three bedrooms (two with built in wardrobes) and a modern bathroom with white suite.

Externally there is a well presented rear garden with wooden decking area leading to a lawn area with mature shrub borders leading to a walled garden with newly installed wooden gate leading direct to Hurst Park – Ideal extended garden area. To the front there is a long garden which is lawned with a pathway leading to the front door. Other benefits include; double-glazing, gas central heating, a garage in a nearby block and newly installed wooden doors throughout. (EPC rating:) Elmbridge Borough Council = Band E: £2,725.00

TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 ODP

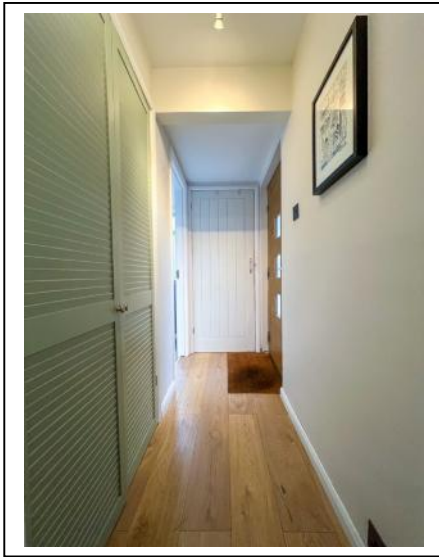
T. 0208 224 4020
www.tudorandco.co.uk

PROPERTY DETAILS



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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A selection of photos - The property backs onto Hurst Park Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton



PROPERTY DETAILS



A selection of continued photos - The property backs onto Hurst Park Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton

