

TUDORS

Island Farm Road, West Molesey, Surrey, KT8 2LN



## PRICE. £ 425,000 Share of Freehold

TUDORS are pleased to offer for sale this impressive three double bedroom masonry with the benefit of a large private enclosed garden and being offered to market with the share of Freehold with a long lease of circa 900 years remaining with no communal service fees to pay.

Offered to the market with NO ONWARD CHAIN, the property has been updated and maintained to a very high standard with the benefit of a loft conversion with a generous double bedroom with en-suite shower room.

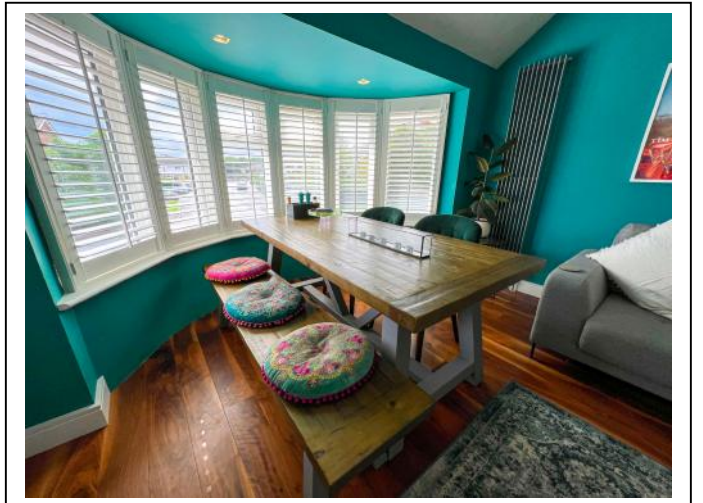
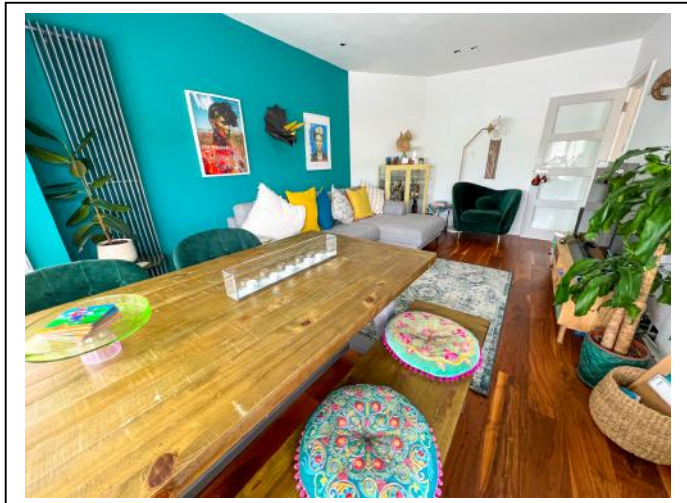
Located within easy reach of local shops, primary schools and bus routes into East Molesey, Hampton Court (with its Palace, restaurants, boutiques & Station – zone 6), Hersham and Kingston (with comprehensive shopping).

The accommodation comprises; an entrance hallway with built in storage cupboard with stairs leading to a spacious and bright landing. There is a generously sized living room with bay window which is southerly facing with stylish window shutters, a stunning modern kitchen with matt units and cupboards with Quartz worktops, integrated appliances and floor tiles with smart under floor heating. The bathroom is also very modern and light with white suite, ample storage cupboards with underfloor heating. Tucked away in the corner there is also a utility cupboard housing the washing machine and tumble dryer.

The landing also leads to; two very impressive double bedrooms. Turning stairs on the landing with glass balustrade infills lead up to the master bedroom which is dual aspect with velux windows and Juliet balcony with wonderful views over the private garden. The master bedroom has many stylish built in wardrobes and a door which leads to a luxury en-suite shower room with underfloor heating.

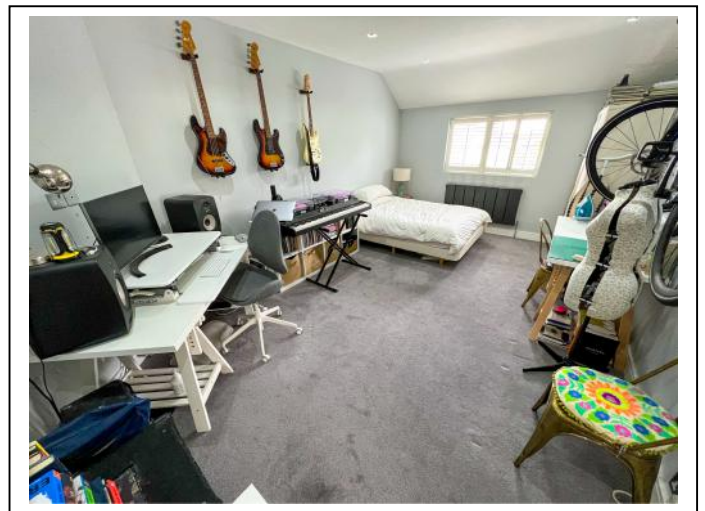
Externally there is a private secured gate with paving stones which lead to an enclosed garden with lawn and Indian sand stone paving. There is also a summer house (which could be used as an office/art studio – with power/electric) and a double gate which opens to allowing off road parking within the garden. Other benefits include; Double-glazing, gas central heating, window shutters throughout the property, ample deep storage cupboards and 'Sonos' ceiling speakers in some of the rooms. (EPC rating: C).

## PROPERTY DETAILS

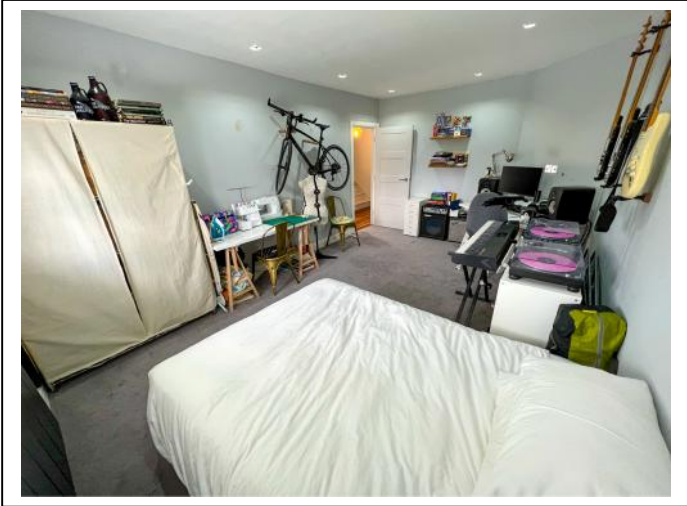


Lease: Share of Freehold with a 900 year lease running  
along side the Freehold

# PROPERTY DETAILS



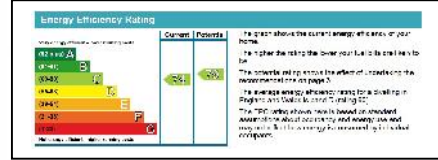
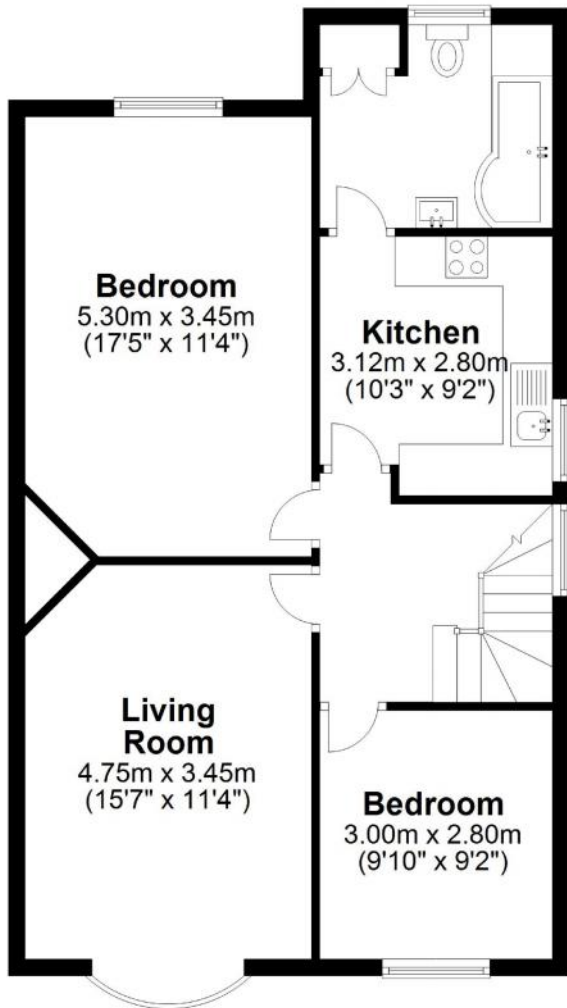
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## Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

Effort every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of rooms, windows and doors are approximate and no responsibility is taken for any errors, omissions or misstatements. These plans are for information purposes only and should be used as such by any prospective purchaser. The services, contents and condition of each property have not been tested and no guarantee is given for their operating ability or their efficiency can be given.

**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. 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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