

TUDORS

Grange Road, West Molesey, Surrey, KT8 2PR



**PRICE. £ 565,000 Freehold**

TUDORS are pleased to offer for sale this three double bedroom end of terrace home set close to the East Molesey borders with potential to extend (S.T.P.P). The property is within easy reach of East Molesey village shops, Hampton Court with (with its restaurants, cafes, bars, boutiques and train station – Ideal for the commuter into London Waterloo, zone 6). Bus routes are also nearby and lead to Walton on Thames, Hersham and Kingston upon Thames (with comprehensive shopping). East and West Molesey has many sporting clubs and activities including; Molesey football club, East Molesey cricket club, Molesey rowing club, Island Barn Reservoir Sailing club, Pavilion gym, Hurst swimming pool and many more.

Comprising; an entrance lobby with cupboard and door leading to a garage with power/light with up/over door. The garage is currently being used for storage and as a utility room – Potential to convert into further reception room/downstairs fourth bedroom/home office – Other examples can be seen in the road – S.T.T.P). The entrance porch also leads to a front door with hallway with space under the stairs for a study area. The hallway leads to an impressive 16ft kitchen/breakfast room with many eye/base level units/cupboards with worktop area and door leading to the garden. There is also a 17ft living room which overlooks the garden. Stairs from the hallway lead up to a landing with access to three generous bedrooms and a bathroom with separate W.C.

Externally there is a wide garden which is mainly laid to lawn with patio area and raised decking area at the end of the garden along with a metal built shed. The patio area also runs along the side of the property with space for a seating area. To the front there is a driveway providing off road parking. Other benefits include: Double-glazing, gas central heating and potential to extend S.T.P.P (Other examples can be seen in the road). (EPC rating: C).

Elmbridge Borough Council Tax E: £2,639.00

## PROPERTY DETAILS



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**Ground Floor**  
 Approximate Floor Area  
 544 sq. ft  
 (50.62 sq. m)

**First Floor**  
 Approximate Floor Area  
 509 sq. ft  
 (47.29 sq. m)

**Approx. Gross Internal Floor Area 1053 sq. ft / 97.91 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

**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.