



Chalford Close, West Molesey, Surrey, KT8 2QL



Price £ 625,000 Freehold

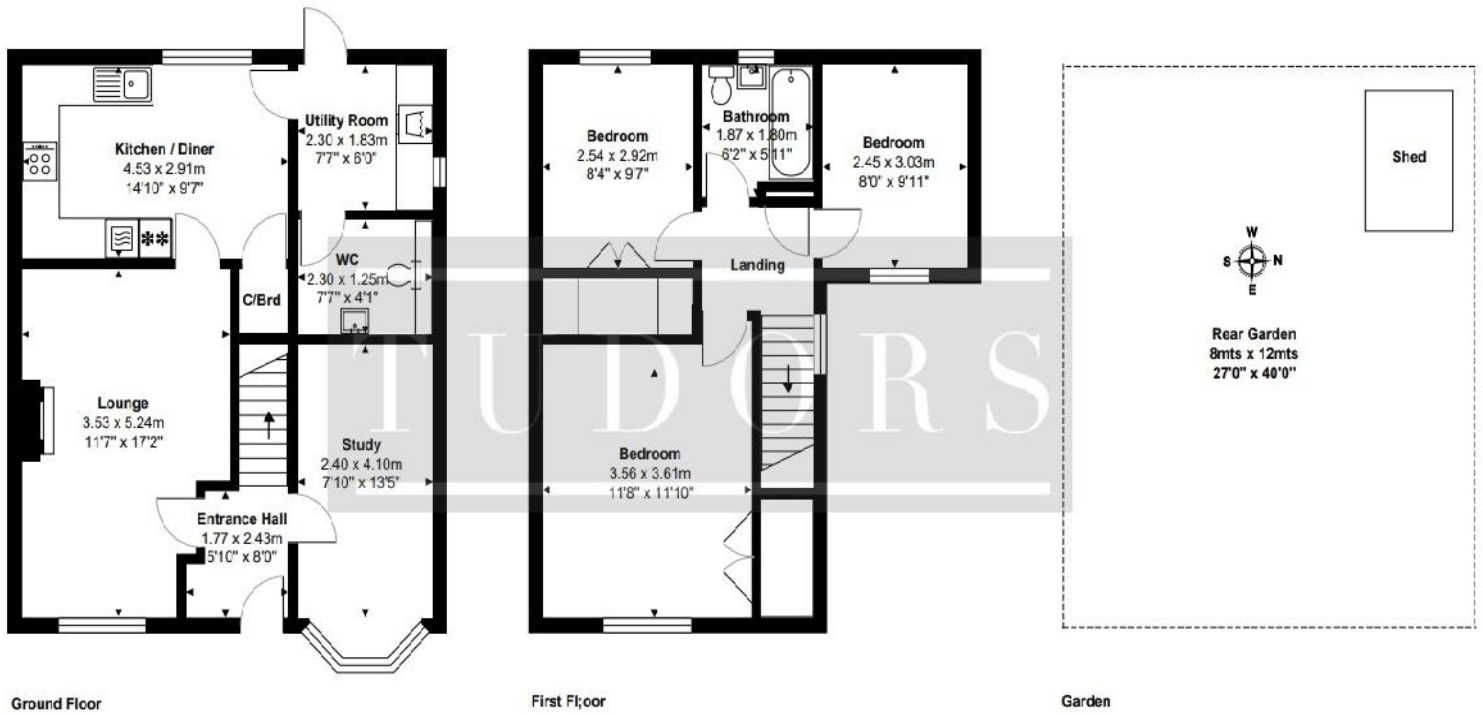
Tudors are pleased to offer for sale this stunning three/four bedroom semi-detached home which has been modernised by the current vendors to a very high standard throughout. Offered to the market with **NO ONWARD CHAIN** the property has the benefit of modernised kitchens, bathrooms, utility room with cloakroom and a westerly garden.

Tucked away in a cul-de-sac the property is within easy reach of Primary schools, local shops and recreational park with children's playground, basketball net and tennis courts. There are also bus routes connecting East Molesey, Hampton Court, Walton on Thames, Hershams and Kingston (with comprehensive shopping). The River Thames with its towpath are also close by and lead up to Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6. There is lots to do in the area with 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.

The accommodation comprises: an entrance hallway, a front reception room/living room with bay window, smart wood flooring and a wood burning stove. The living room leads to a stunning modern 'Haldons' light grey kitchen/breakfast room with integrated appliances; Fridge/freezer, dishwasher, double oven, microwave and induction hob together with white fleck Quartz worktops. The kitchen in turn leads to a separate utility room with door to the garden and a door leading to a modernised downstairs cloakroom. The hallway also leads to a useful converted garage with wooden laminated flooring, which is currently being used as a home office/music/children's play room/potential bedroom 4. Stairs from the hallway lead up to a landing with access to three nicely sized bedrooms (two bedrooms with built in wardrobes) and a modern bathroom with matching suite.

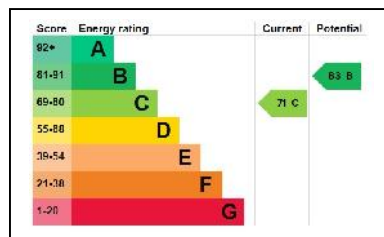
Externally there is a westerly facing garden with wood decking areas, lawn area, a timber built shed and side access gate. To the front there is a block paved long driveway providing off road parking for many cars and a lawn area. Other benefits include: Double-glazed windows, gas central heating, Oak wood doors and engineered wood flooring in the living room and kitchen/breakfast room. (EPC rating: C) Elmbridge Borough Council = Band D

PROPERTY DETAILS



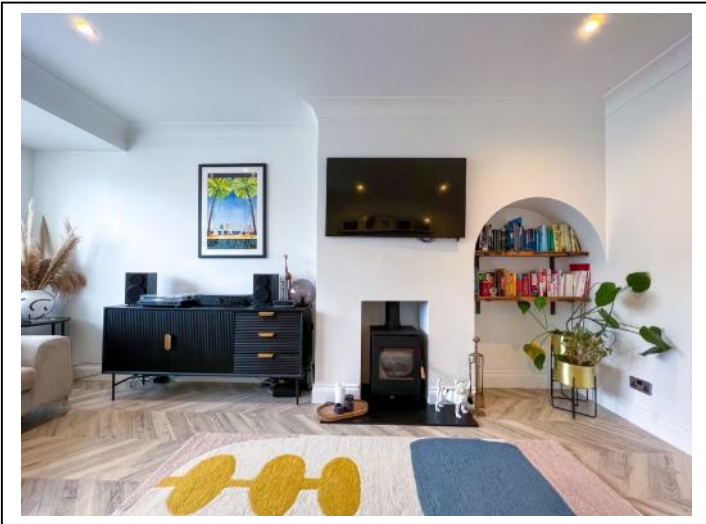
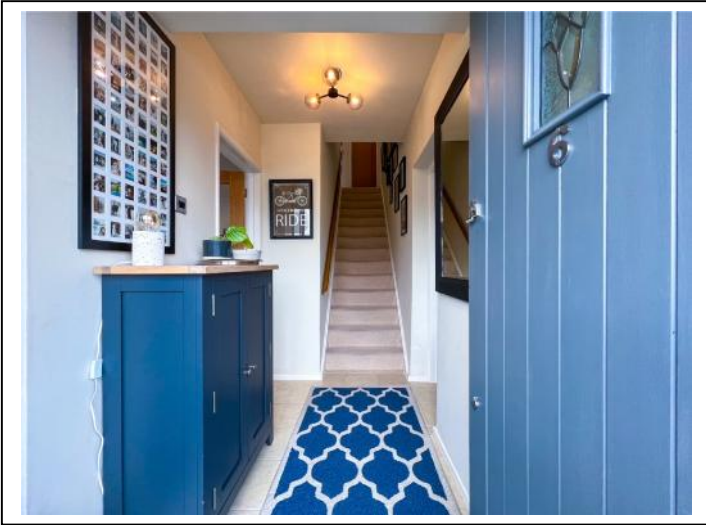
Total Area: 105.1 m² ... 1132 ft²

All measurements are approximate and for display purposes only.

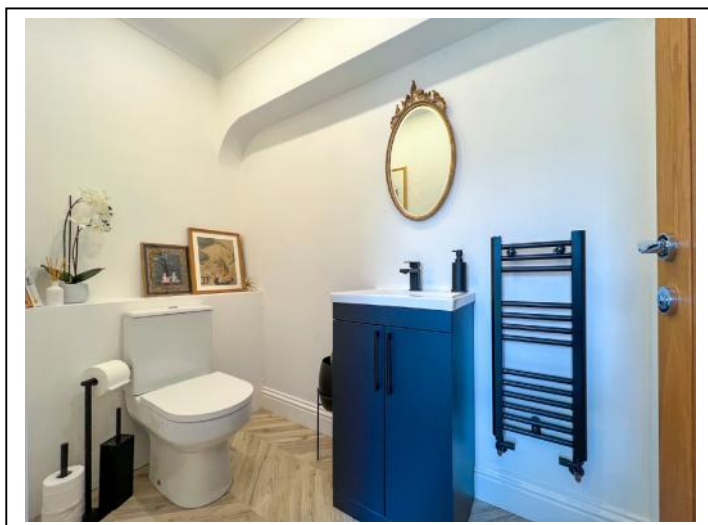


Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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.

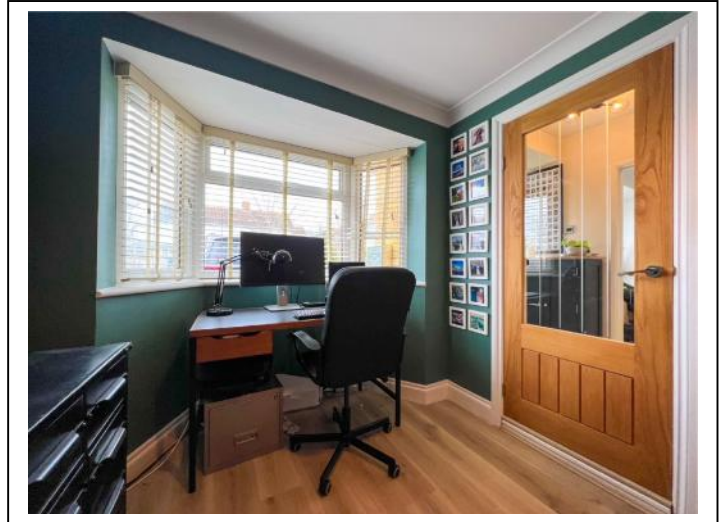
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The property is within easy reach of Grovelands recreational park where you can find a children's playground, a tennis court, basketball court and a children's log trail

