



Molemer Road, East Molesey, Surrey, KT8 9NJ



PRICE. £ 1,000,000 Freehold

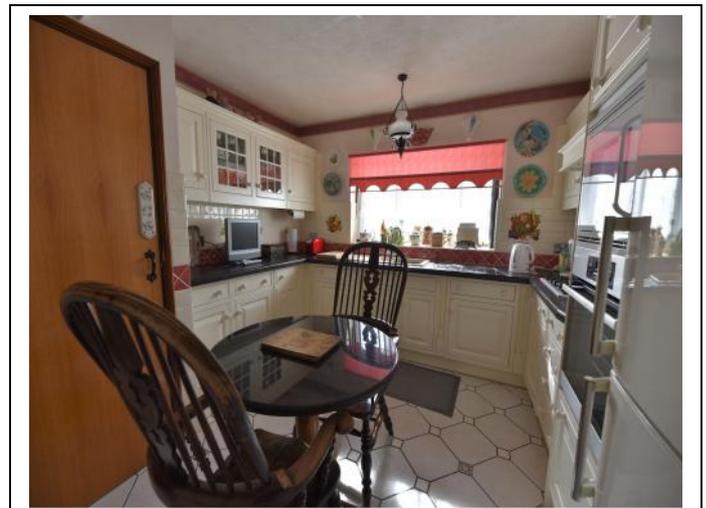
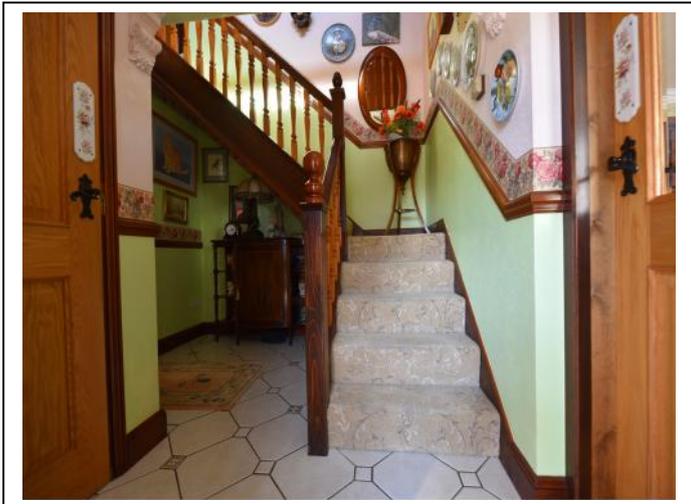
Tudor & Co of East Molesey are pleased to offer for sale this double fronted three / four bedroom detached family home tucked away in a quiet cul-de-sac within easy reach of the River Ember. Rarely available, this is the first time the property has come onto the market since first built in 1984. Close to East Molesey village, schools and Hampton Court (with Palace, restaurants & station – zone 6), Esher train station and Kingston (offering comprehensive shopping).

The property comprises; an entrance hallway, a downstairs cloakroom, a kitchen / breakfast room with many eye/base level units/cupboards, an 'L' shaped living / dining room with fireplace and Oak flooring and a conservatory with doors opening onto the garden. The entrance hallway also leads onto a second reception room/bedroom 4 with lobby area and separate utility room (potential to add a downstairs shower room).

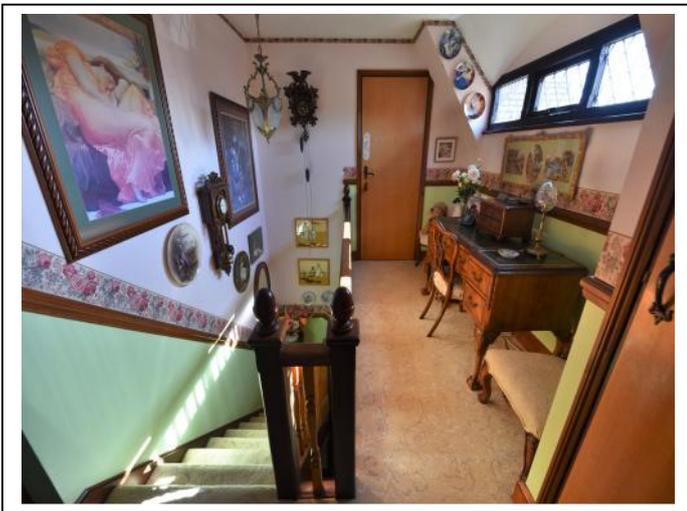
Turning stairs from the hallway lead to a large landing area (the current vendors use this area as an office space), three bedrooms, master bedroom with en-suite shower room with door leading to a dressing room currently being used as a storage room. There is also a modern bathroom with bath and shower cubicle.

Externally there is a large low maintenance garden with patio and shingle stoned areas. There is also a large coy carp pond and a detached brick built storage shed with power/light. To the front there is a block paved in/out driveway providing ample off road parking. Other benefits include; double-glazing, gas central heating, two lofts spaces and an alarm (EPC rating: D)

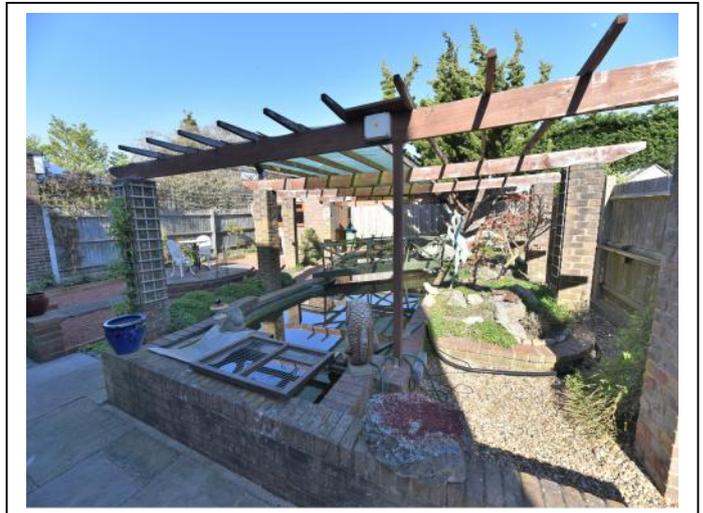
PROPERTY DETAILS



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Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
 Out House = 7.1 sq m / 76 sq ft
 Total = 146.8 sq m / 1580 sq ft

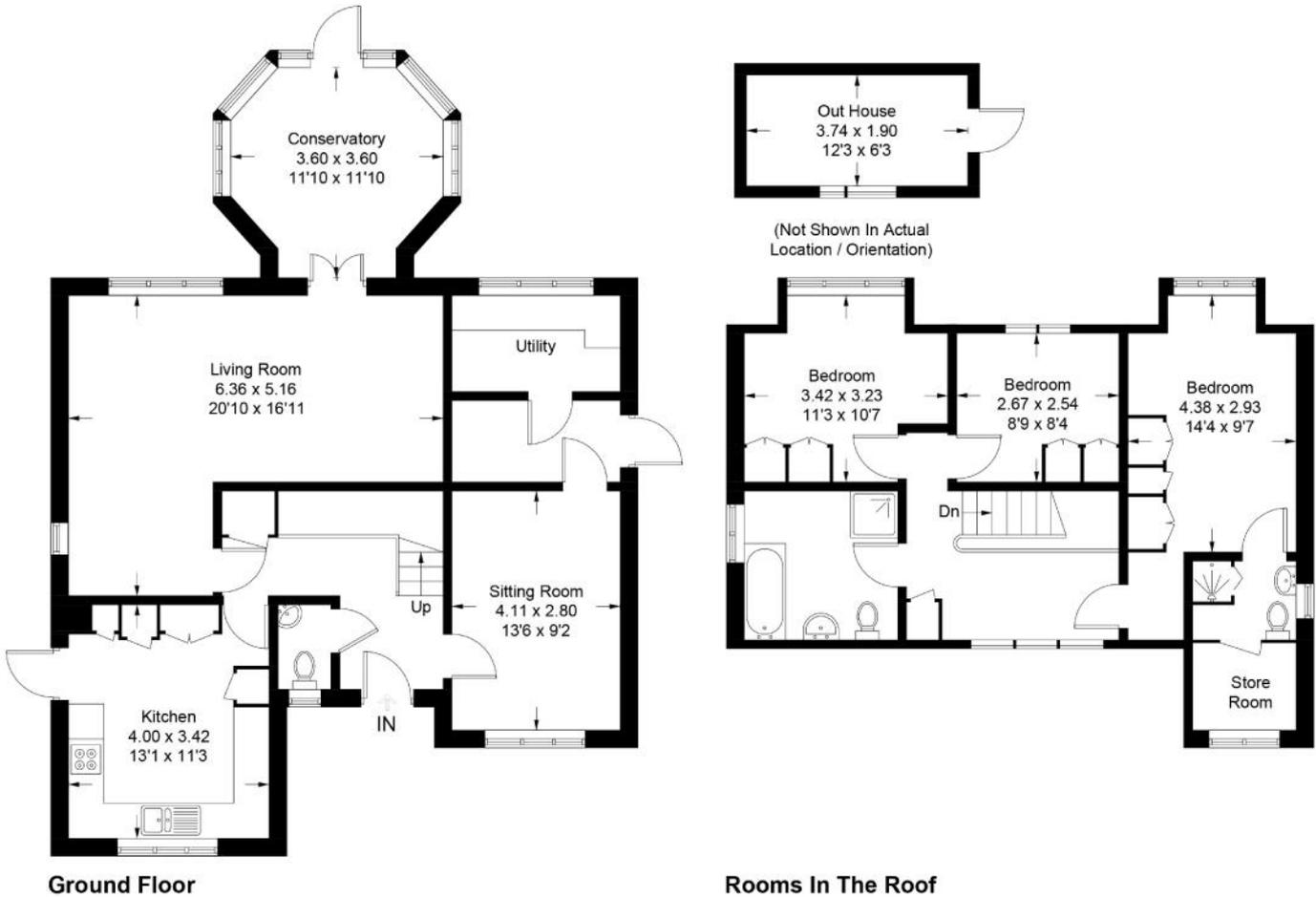
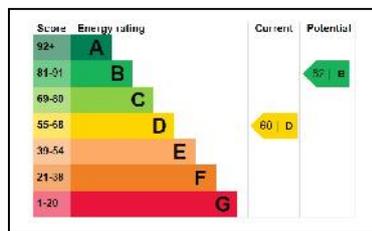


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID755325)



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.