

TUDORS

Sandringham Gardens, West Molesey, Surrey, KT8 1QG



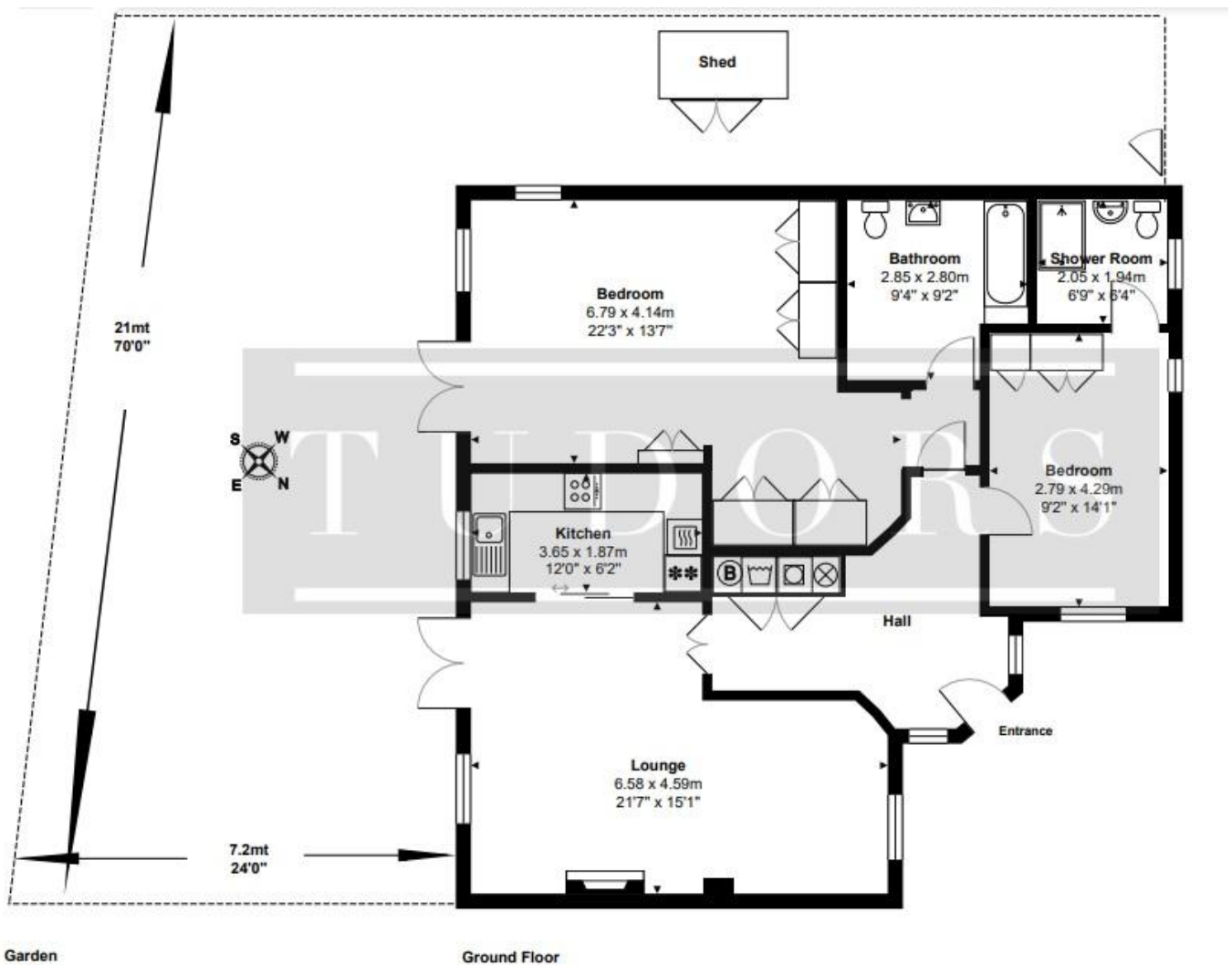
**Price £ 675,000 FREEHOLD**

TUDORS are pleased to offer for sale this attractive two double bedroom detached bungalow which is set at the end of a private cul-de-sac with the benefit of a rear extension. Rare to the market, the property offers excellent accommodation throughout and has been to the market with **NO ONWARD CHAIN**. Within easy reach of East Molesey village and Hampton Court (with Palace and station – zone 6) and Bridge Road with its bustling pubs, restaurants and antiques shops via a pedestrian walkway 'shortcut' through Palace Road. Hurst swimming pool, Pavilion sports gym, Hurst Meadows recreational park and River Thames towpath are also nearby and offer excellent dog walking routes. There are also bus routes lead into Kingston (offering comprehensive shopping).

The accommodation comprises; an entrance hallway with storage cupboard/utility room, a bright living room which opens on a dining area with French doors onto the garden. There is also a modern kitchen with integrated appliances with many eye/base level units/cupboards. The hallway leads to an impressive double bedroom with built in wardrobes room with French doors onto the garden and en-suite bathroom with matching white suite. There is also a second double bedroom with built in wardrobes and a further en-suite shower room.

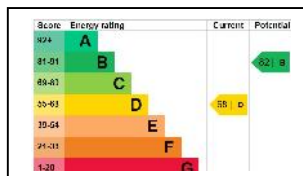
Externally there is a well kept, private southerly facing garden which runs from the rear to the side of the property with a wooden decking area with ramp. To the front there is a further lawned garden with detached timber built shed. The property also offers two allocated parking bays next to the property. Other benefits include; double-glazing and gas central heating. (EPC Rating: ) Council tax: E = £2,639.00

# PROPERTY DETAILS



Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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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.