

TUDORS

Balmoral Crescent, West Molesey, Surrey, KT8 1QA



Price £ 649,950 FREEHOLD

TUDORS are pleased to offer for sale this three bedroom semi-detached home set in the highly regarded tree lined road of Balmoral Crescent. Within easy reach of the River Thames with its towpath leading to Hampton with its Palace, restaurants, cafes and train station (which leads to London, Waterloo – zone 6, Oyster card). Primary schools, bus routes, East Molesey cricket club, Molesey rowing club, Hurst Swimming pool and Pavilion and Excel sports centre are also nearby. Bus routes connects Walton on Thames, Hersham and Kingston-upon-Thames (offering comprehensive shopping).

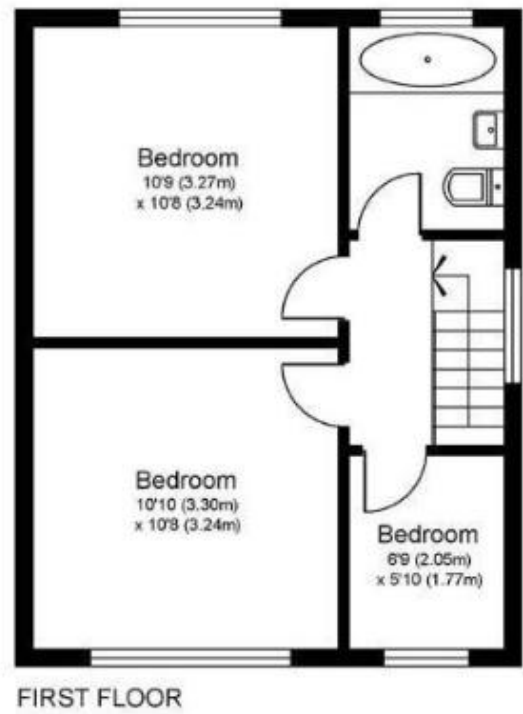
This accommodation comprises: An entrance hallway with Oak front door, a front reception room with working fireplace, a second reception room currently used as a dining room with double-glazed French doors opening to the garden. The hallway also has a downstairs cloakroom and leads to an extended modern kitchen/breakfast room with granite worktops and integrated appliances: double oven, gas hob, dishwasher, washer/dryer and fridge/freezer.

Stairs from the hallway lead up to a landing with access to three bedrooms and a bathroom with bath and shower above.

Externally there is a private westerly garden which is mainly laid to lawn with patio area. There are many mature plants and fruit trees (apple and cherry tree) along with a pretty metal pergola with vine tree which flowers red in the Autumn months (Advised by the vendors).

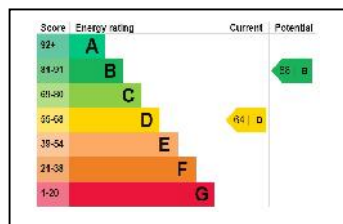
To the front there is a block paved driveway providing off road parking leading to a garage with up/over door with power/light and water. The front garden has many mature plants and a artificial grass. (EPC rating: C) Elmbridge Council tax band E: £ 2,639.00

PROPERTY DETAILS



Approximate Gross Internal Floor Area: 68 m sq / 737 sq ft
 Garage Area: 11 m sq / 114sq ft

 Total Area : 79 m sq / 851 sq ft



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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.

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