



The Crescent, West Molesey, Surrey, KT8 1RB



Price £ 650,000 FREEHOLD

Tudor & Co of East Molesey are pleased to offer for sale this stunning extended 1930s three bedroom semi-detached home located in a quiet road in West Molesey. The property has been extensively re-furbished by the current vendors offering high specification throughout and has further potential for a side extension (S.T.P.P – Other examples can be seen in the road).

Situated close to local shops, schools, Hurst swimming pool, Pavilion sports centre and River Thames with towpath leading to Hampton Court. Bus routes also lead to East Molesey village and Hampton Court with its Palace, restaurants and station – Ideal for commuter, zone 6.

The accommodation comprises; an entrance hallway with newly fitted front door, wooden flooring, understairs cupboard and a smart downstairs cloakroom with patterned flooring. There is a separate front aspect living room with bay window with wooden shutters. The hallway also leads to an impressive rear extension which offers a wonderful open plan kitchen/dining/family room which is bright with the benefit of French doors to the garden and two Lantern windows above. The kitchen is of high quality with integrated fittings including dishwasher, washing machine, tumble dryer, Smeg fridge/freezer and range cooker.

Stairs from the hallway lead up to a landing with access to three comfortable bedrooms and a new bathroom with matching white suite. Externally there is a nicely sized southerly facing lawned garden with plant borders and pathway leading to the end of the garden where there is a large shed. To the front there is a shingle stoned and hard standing driveway with newly fitted double wooden gates. Other benefits include; Double-glazing, new gas central heating with combination boiler, new electrics throughout, new guttering/facias and soffits, new front porch and electrics and plumbing fitted for possible loft conversion – S.T.P.P (EPC rating:).

PROPERTY DETAILS



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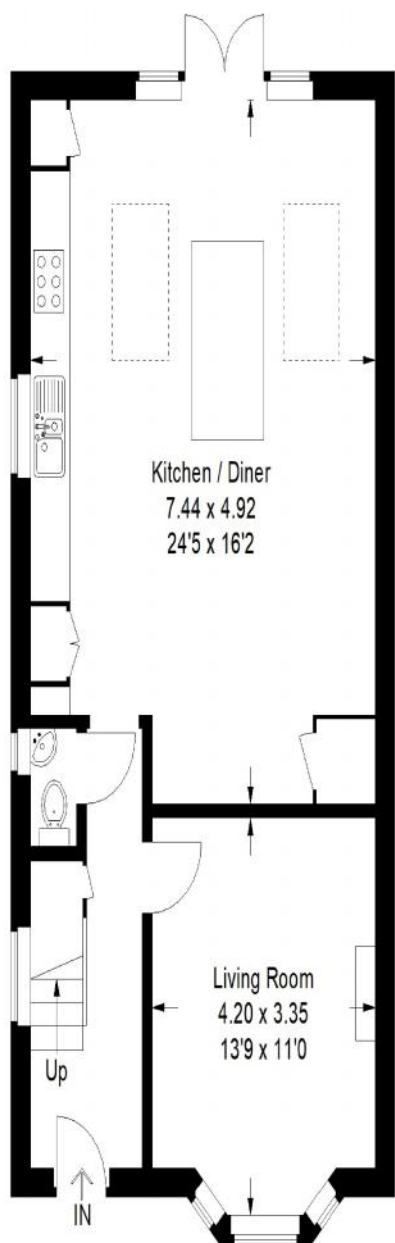


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Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate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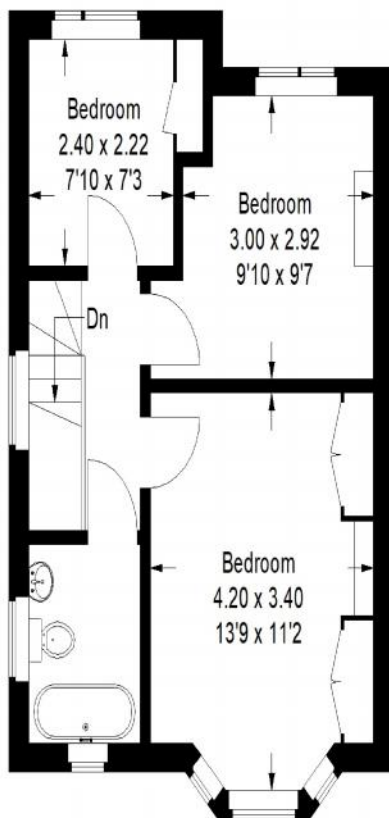


Kitchen / Diner
7.44 x 4.92
24'5 x 16'2

Living Room
4.20 x 3.35
13'9 x 11'0

Ground Floor

Approximate Gross Internal Area = 99 sq m / 1066 sq ft
Shed = 8.2 sq m / 88 sq ft
Total = 107.2 sq m / 1154 sq ft

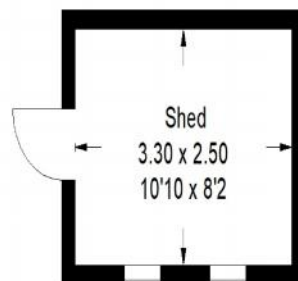


Bedroom
2.40 x 2.22
7'10 x 7'3

Bedroom
3.00 x 2.92
9'10 x 9'7

Bedroom
4.20 x 3.40
13'9 x 11'2

First Floor



Shed
3.30 x 2.50
10'10 x 8'2

(Not Shown In Actual
Location / Orientation)

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