



Fleetside, West Molesey, Surrey, KT8 2NJ



Price £ 499,950 Freehold

TUDORS are pleased to offer for sale this three bedroom end of terrace home located on a large plot with large garden to the side with potential to extend and develop - offering lots of scope to extend and develop – S.T.P.P (other examples can be seen in the road).

Offered to the market with **NO ONWARD CHAIN** the property does require modernisation in areas but is an ideal project for someone wanting to implement their own ideas.

The property is located within easy reach local schools, primary shops and bus routes to Walton, Hersham, Hampton Court (with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6) and also Bushy Park – With over 1000 acres and Kingston (with comprehensive shopping). The River Mole and The Wilderness/Neilsons Park along with Molesey Heath are conveniently close where you can enjoy wonderful walks – Ideal for dog walks. 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 with storage cupboards, a downstairs cloakroom and a through living/dining room with patio doors to the garden. The hallway also leads to a kitchen with many eye/base level units/cupboards and door leading to the garden. Stairs from the hallway lead to a landing with access to three bedrooms and a bathroom.

Externally there is a corner plot garden with lawn and patio area. There is also a side access gate along with a shed. To the front there is a lawned garden area with pathway leading to the front door. Other benefits include; Double-glazing, gas central heating and a garage in a nearby block. Elmbridge Borough Council: Band D £2,230.00 (EPC rating: D).

PROPERTY DETAILS



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Easy reach of Molesey Heath with local nature reserve leading to the River Mole – Ideal area for dog walking



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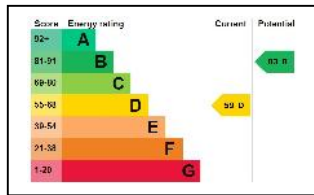
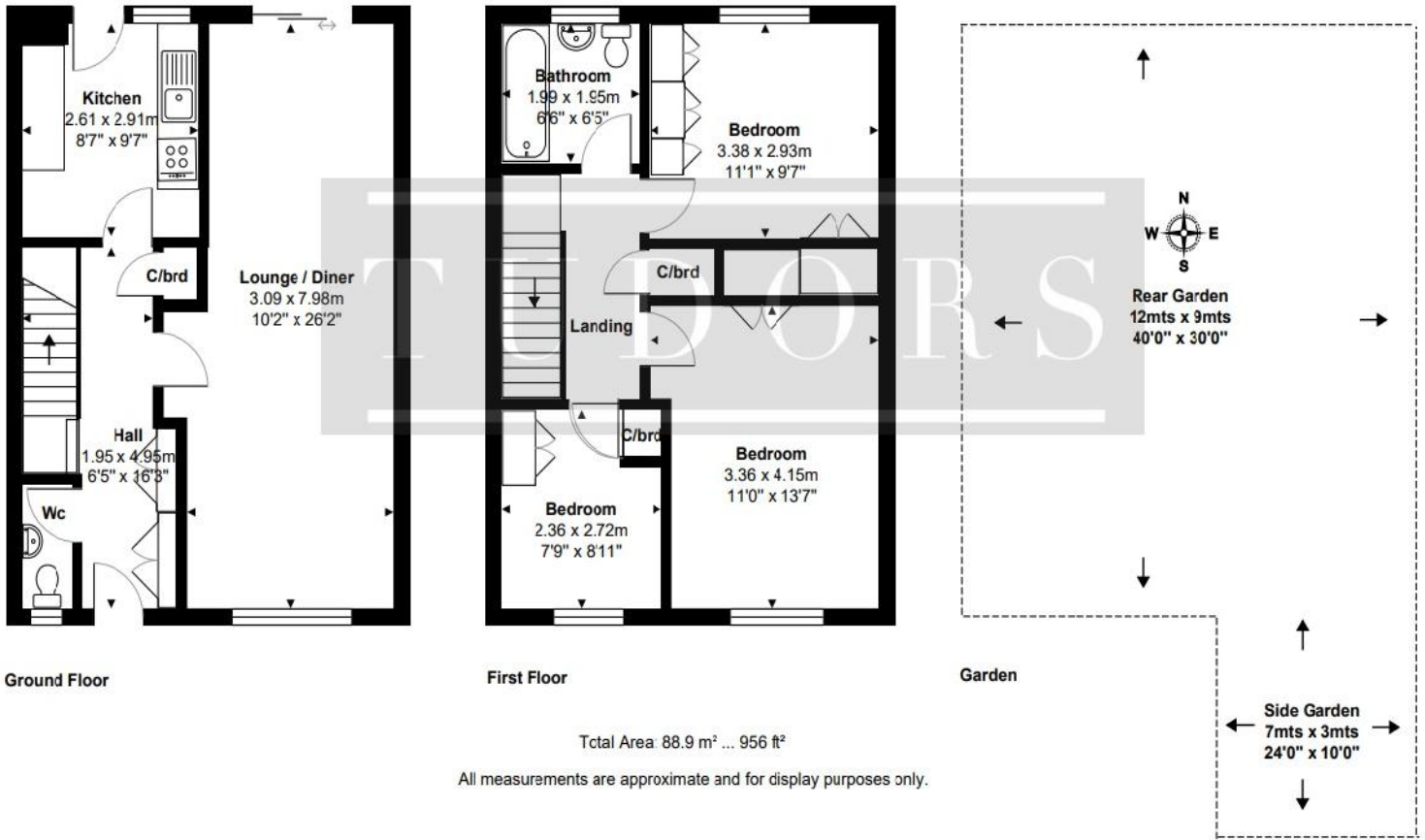
Easy reach of the River Mole with bridge leading to The Wilderness recreational fields and children's playground



Easy reach of Grovelands recreational park with children's playground including outside basket ball court and tennis court



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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.