



Hurst Road, West Molesey, Surrey, KT8 1SN



Price £ 650,000 FREEHOLD

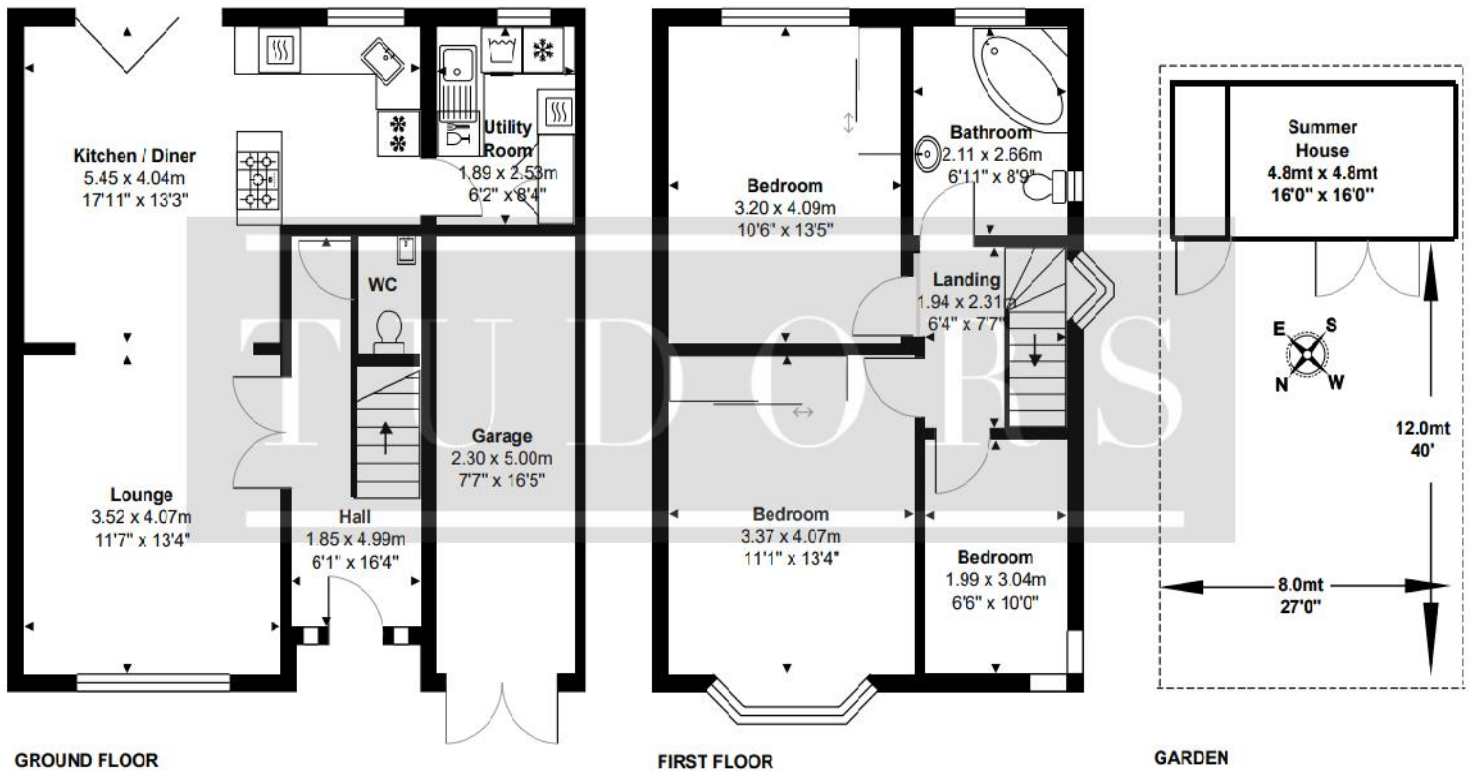
TUDORS are pleased to offer for sale this attractive three bedroom semi-detached home set in a great location close Hurst Meadows recreational grounds and the River Thames with its towpath that leads up to Hampton Court with its Palace restaurants, cafes and train station (which leads to London, Waterloo – zone 6, Oyster card). East Molesey is also close by with its local shops along with primary schools and Hurst Park with its Tescos supermarket. Bus routes connects Walton on Thames, Hersham and Kingston-upon-Thames (offering comprehensive shopping).

Comprising: an entrance hallway with wood flooring and under stairs storage cupboard along with a downstairs cloakroom. French doors open up onto an open plan living room which runs into a nicely sized dining area with bi-fold doors leading to the garden. The kitchen is modern and is also open plan onto the living room and dining room and is the ideal area for entertaining. The kitchen has many units/cupboards along with a smart breakfast bar, integrated double oven and gas hob. A utility room can be accessed via the kitchen with space for utilities. Stairs from the hallway lead up to a landing with access to all three bedrooms (two bedrooms with built in wardrobes) and a fully tiled bathroom.

Externally there is a pretty southerly facing garden with wooden decking area and artificial grass. At the end of the garden there is a 16ft x 16ft summer house/gym/studio with power and light and an attached storage shed which runs along the side and rear of the summer house. To the front there is a shingled driveway providing off road parking for 2/3 cars and a garage with power/light. (EPC rating: D) Elmbridge Council tax band E: £ 2,639.00

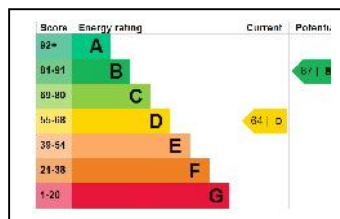
- THREE BEDROOMS
- OPEN PLAN LIVING
- MODERN KITCHEN / BREAKFAST ROOM
- DINING AREA WITH BI-FOLD DOORS
- CLOAKROOM + UTILITY ROOM
- GARAGE
- SOUTHERLY GARDEN
- DETACHED SUMMER HOUSE/GYM/STUDIO
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO THE RIVER THAMES TOWPATH AND HURST MEADOWS
- EASY REACH OF HAMPTON COURT WITH ITS STATION
- CLOSE TO PRIMARY SCHOOLS, TESCO SUPERMARKET, AND HAMPTON COURT WITH ITS RESTAURANTS, CAFES + PALACE

PROPERTY DETAILS

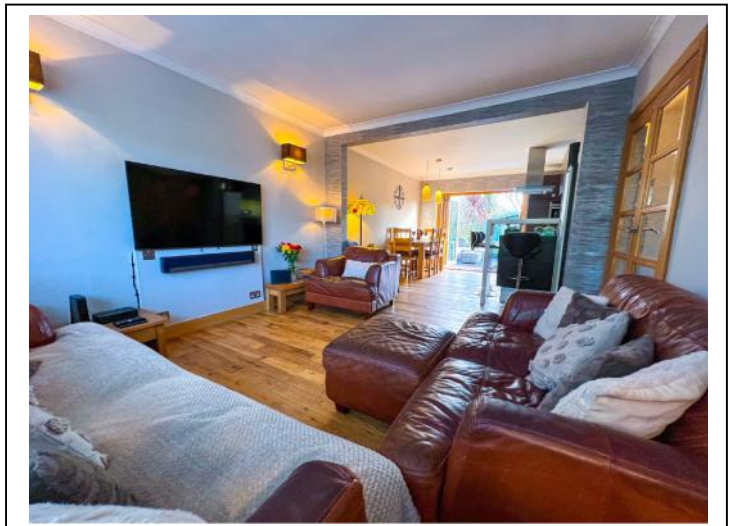


Total Area: 107.0 m² ... 1152 ft²

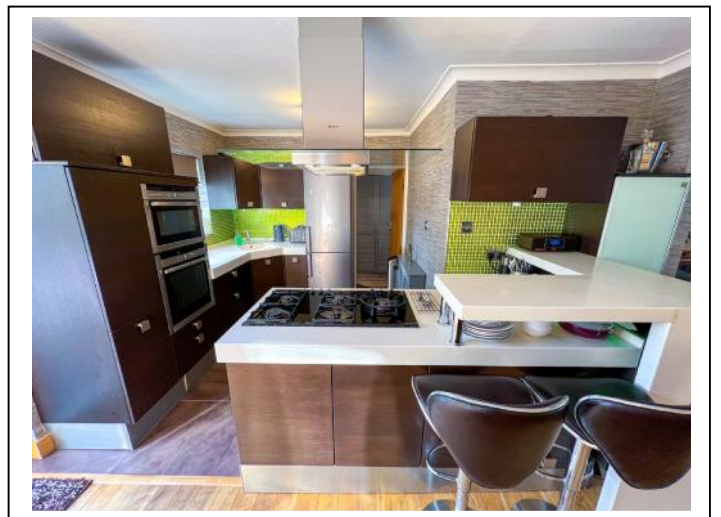
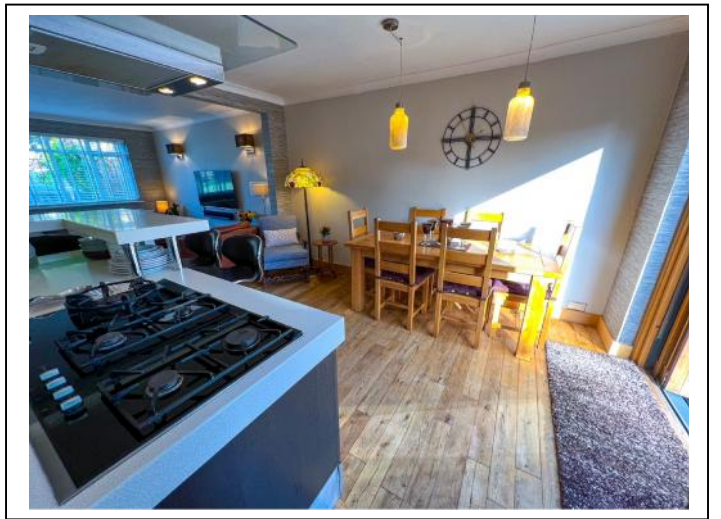
All measurements are approximate and for display purposes only.



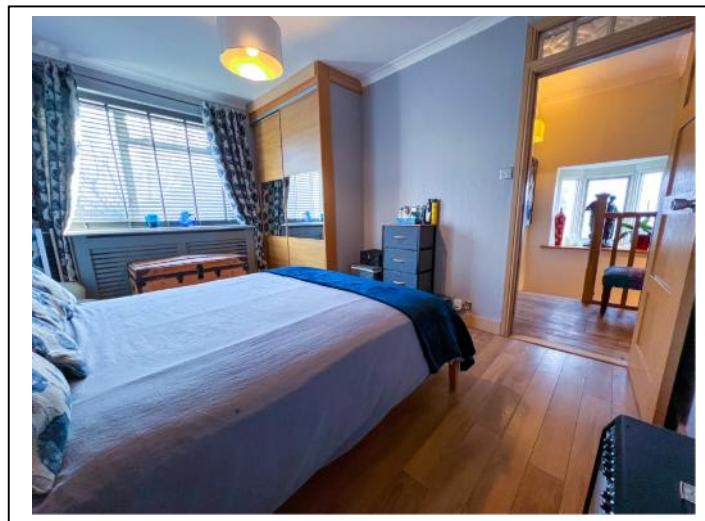
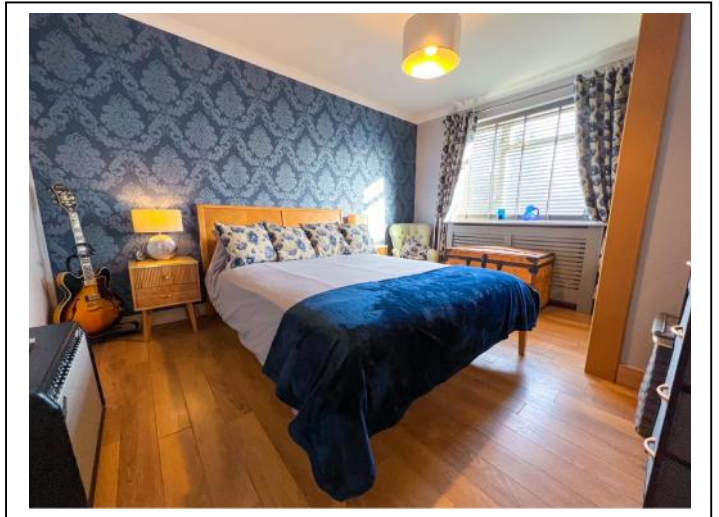
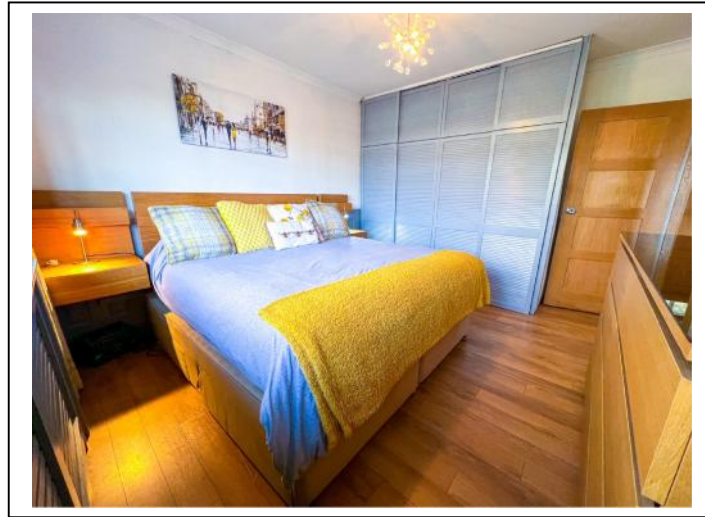
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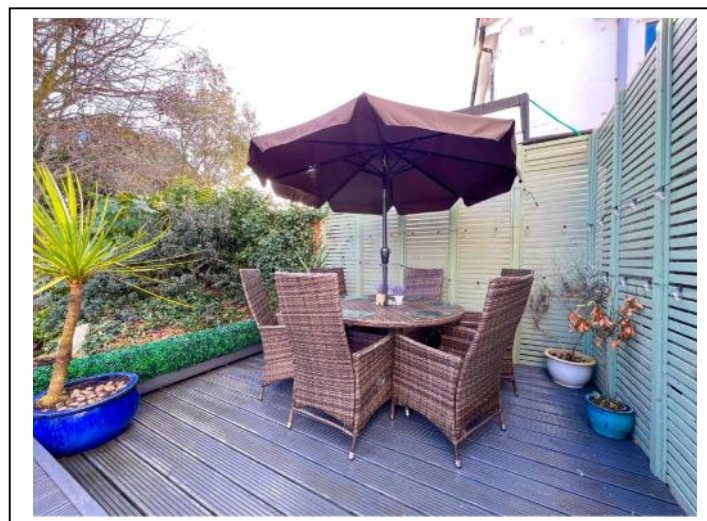
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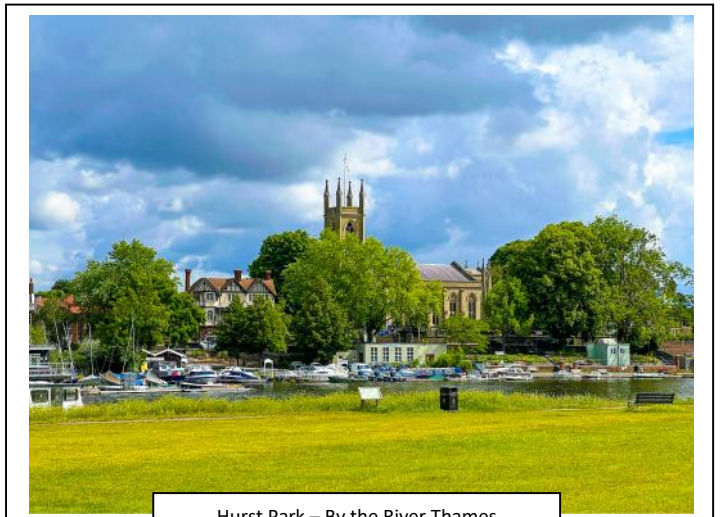
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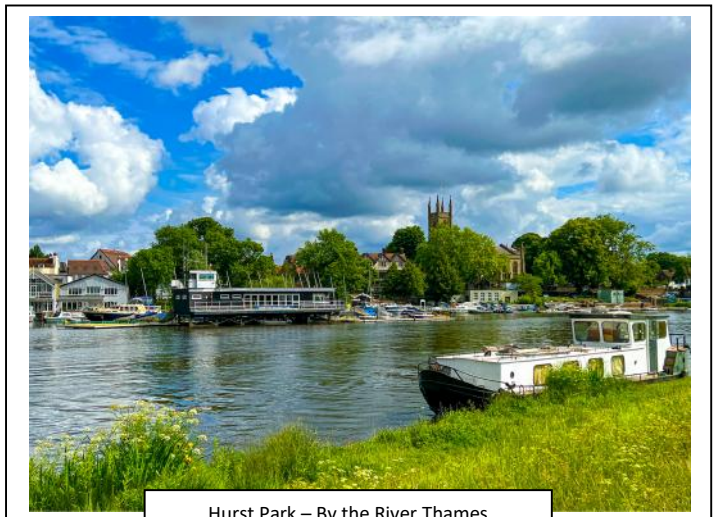
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Hurst Park – By the River Thames



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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.