

TUDORS

Balmoral Crescent, West Molesey, Surrey, KT8 1QA



Price £ 675,000 Freehold

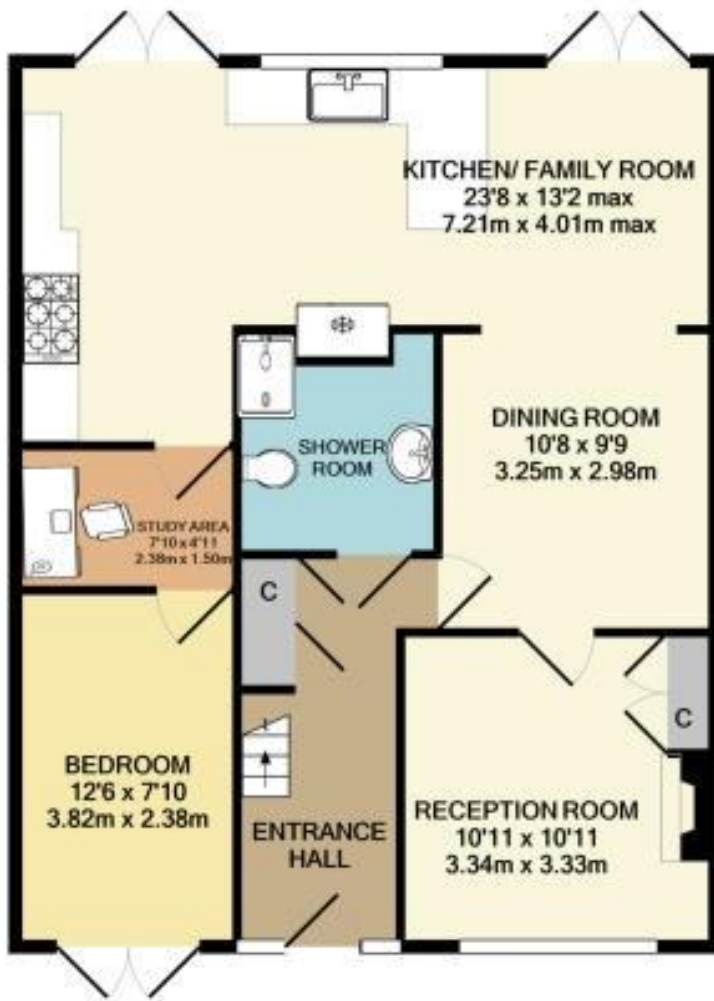
Tudor & Co of East Molesey are pleased to offer for sale this substantial three / four bedroom semi-detached home which has been extended and improved over the years. Located in the highly regarded tree lined road of Balmoral Crescent the property has the benefit of a large southerly facing garden. Within easy reach local shops, schools, River Thames towpath that leads to Hurst Park recreational fields and Hampton Court its Palace, restaurants and train station, zone 6. Bus routes lead into Kingston (with comprehensive shopping), Walton on Thames and Hersham.

- THREE/FOUR BEDROOMS
- BALMORAL CRESCENT
- OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS BEDROOM 4
- ADDITIONAL STUDY AREA/OFFICE
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- LARGE SOUTHERLY GARDEN
- OFF ROAD PARKING
- CLOSE TO PRIMARY SCHOOLS
- CLOSE TO SHOPS / TESCOS
- CLOSE TO RIVER THAMES TOWPATH
- CLOSE TO BUS ROUTES
- EPC RATING: D

TUDOR & CO
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PROPERTY DETAILS



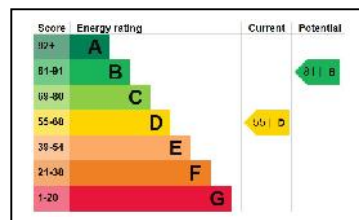
GROUND FLOOR
APPROX. FLOOR
AREA 757 SQ.FT.
(70.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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.