

TUDORS

Grange Close, West Molesey, Surrey, KT8 2PX



Price £ 335,000 Freehold

TUDORS are pleased to offer for sale this tucked away, one bedroom terraced Freehold house with the added benefit of direct access to a stunning landscaped westerly facing garden which has been updated and presented in excellent condition. Situated in a quiet cul-de-sac close to the East Molesey borders the property is the ideal purchase for a first time buyer, an investment purchase or someone wanting to downsize.

Located within easy reach of East Molesey village shops, Molesey library and bus routes connecting Walton on Thames, Hersham, East and West Molesey, Hampton Court and Kingston upon Thames (with comprehensive shopping). Hampton Court is a tourist attraction with its Palace and there is a good selection of pubs, cafes, antique shops and restaurants along with train station that leads to London Waterloo, zone 6 Oyster card. East Molesey Cricket Club, Molesey football club, Island Farm Sailing Club, Molesey Rowing Club, The Pavilion sports club and Hurst swimming pool are just a selection of exciting sporting activities that Molesey offers.

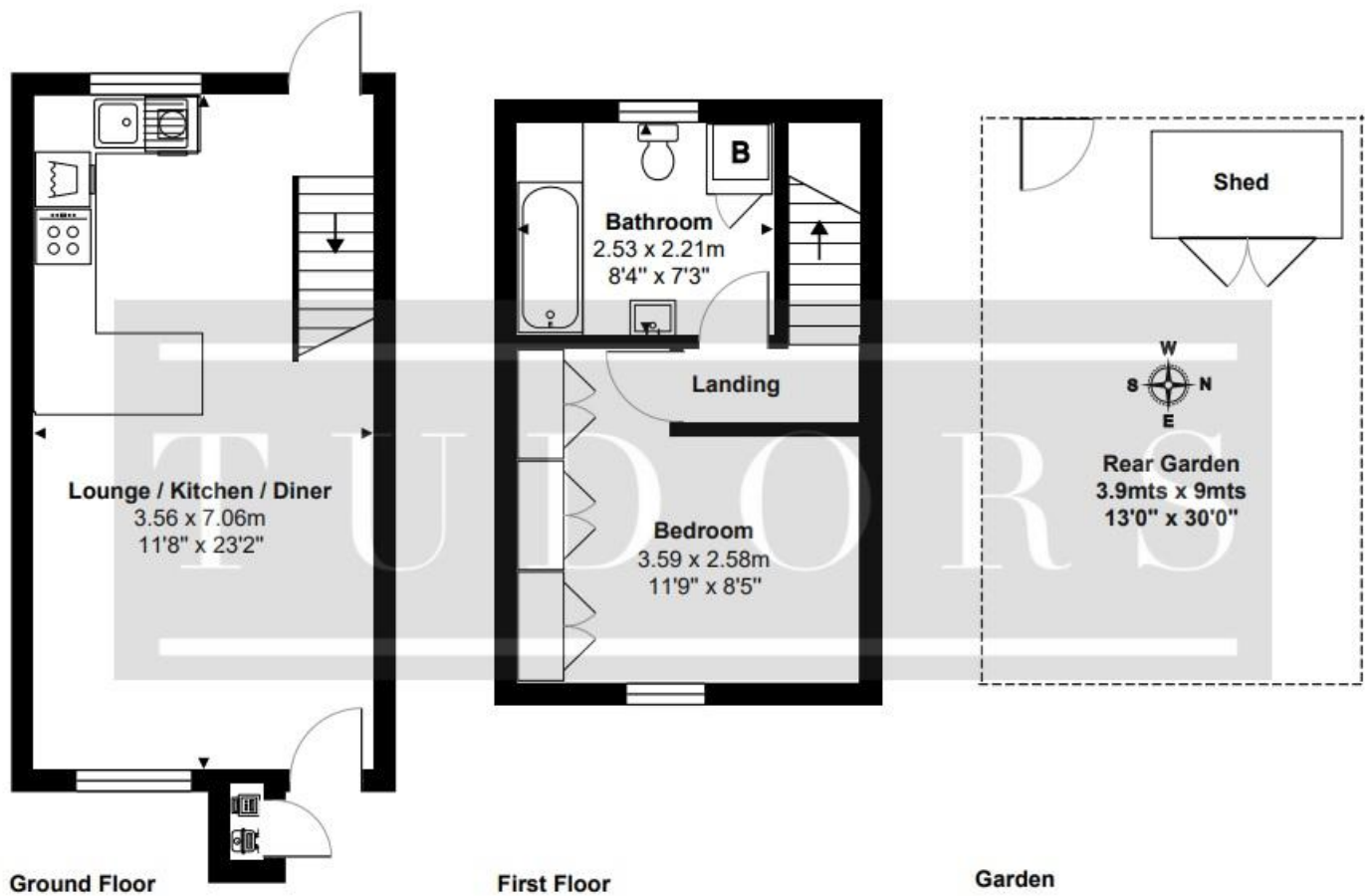
The accommodation comprises; an entrance hallway, a good sized, bright living room with an abundance of natural light with wood effect flooring. There is a stunning open plan modernised white kitchen with many eye/base level units/cupboards with Oak worktops and integrated appliances including: oven, induction hob, dishwasher, washing machine, fridge and freezer. Stairs lead up to a generous double bedroom with built in wardrobes and a door leading onto a modern bathroom with white suite and storage cupboard.

Externally there is a stunning, recently completed low maintenance paved garden with shingle stones, mature plants/ bushes, new fencing and a timber built shed with rear access gate. To the front there is a paved garden with picket fence. Other benefits include; UPVC Double-glazing and gas central heating. (EPC rating:) Elmbridge Borough Council = Band C:

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PROPERTY DETAILS



Total Area: 46.5 m² ... 500 ft²

All measurements are approximate and for display purposes only.

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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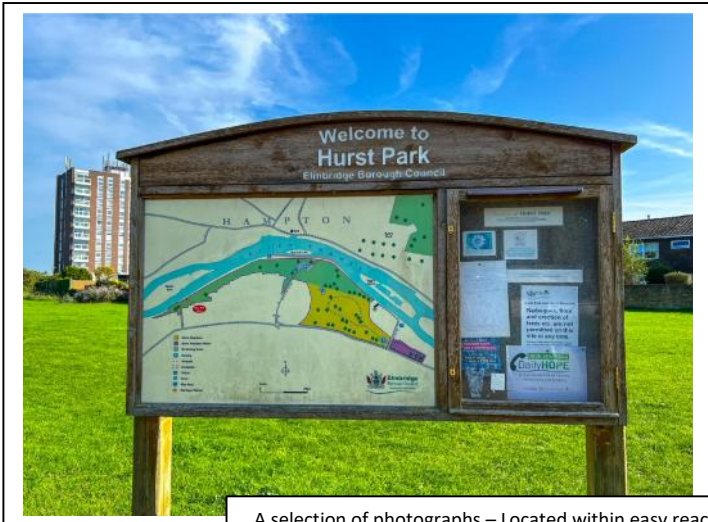
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A selection of photographs – Located within easy reach of Hurst Park with The River Thames and towpath leading to Hurst Meadows and up to Hampton Court while enjoying wonderful views St. Mary's Church in Hampton.

