

TUDORS

Approach Road, West Molesey, Surrey, KT8 2LW



Price £ 550,000 Freehold

Tudors are pleased to offer for sale this three bedroom semi-detached house which has had the benefit of a double rear extension. Offering excellent accommodation over both floors the property has also been updated by the current vendors during their ownership with; new double-glazed windows, re-wired lighting, re-plastering in areas, improved front garden (New block paving and fencing) + rear garden (New lawn, Indian Sand Stone paving and fencing). Offered to the market with **NO ONWARD CHAIN the property is presented in excellent condition throughout.**

The property is located within easy reach of primary schools, local shops and bus routes leading into East Molesey village, 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.

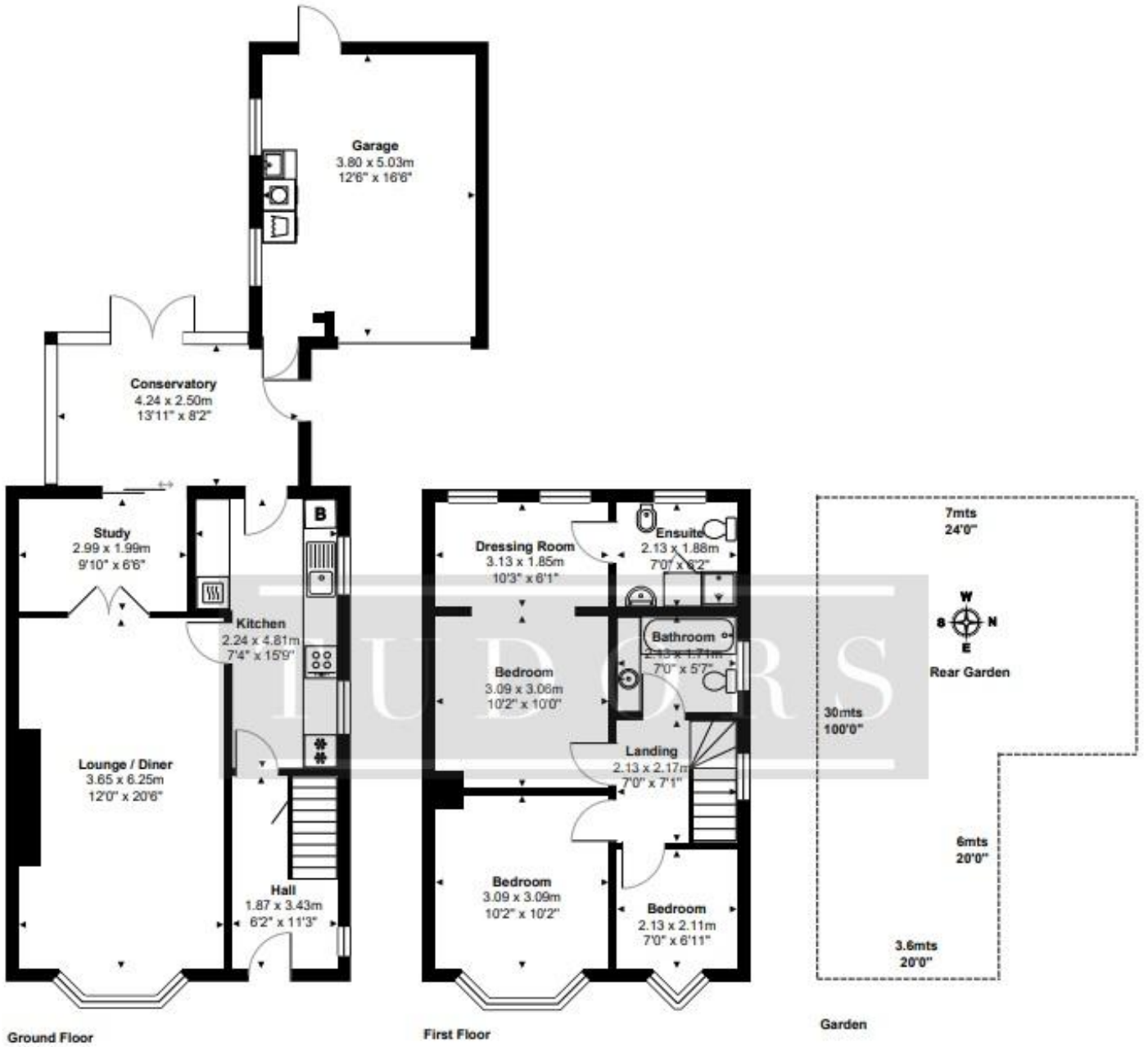
The property comprises; an entrance hallway with storage cupboard and a door leading to a nicely sized extended kitchen with many eye/base level units/cupboards with worktop area. The kitchen leads to a large living/dining room with working fireplace and smart wood laminated flooring with doors to a home office/second reception room which in turn leads to a conservatory with double-French doors to the garden and door leading to a double garage with up/over door with power/light. Stairs from the hallway lead up to a landing; with access to three bedrooms (two with built in wardrobes) and a recently updated shower room with matching white suite.

Externally there is a westerly rear garden with newly laid lawn, new Indian Sand Stone and new fencing with many mature plants and shrubs. To the front there is a block paved driveway with new fencing providing off road parking. Other benefits include; double-glazed windows and gas central heating. (EPC rating:) Elmbridge Borough Council = Band E: £2,725.00

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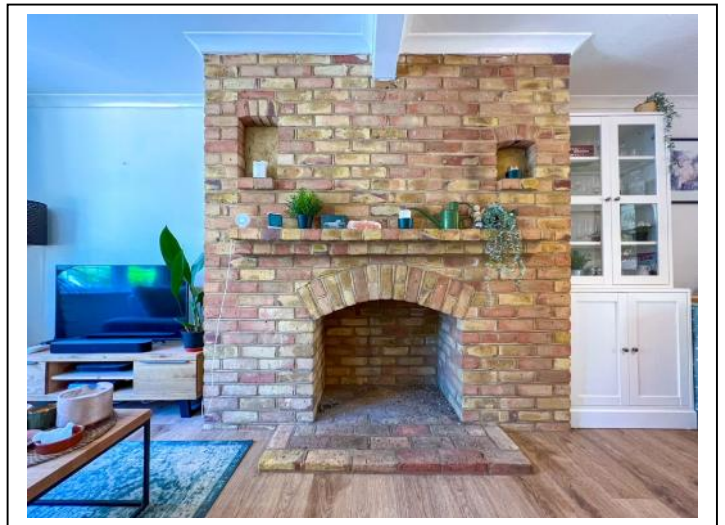
PROPERTY DETAILS



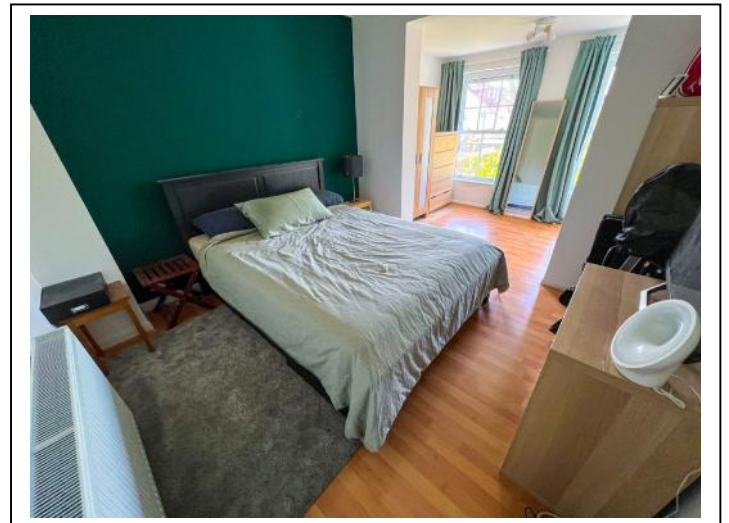
Total Area: 125.3 m² ... 1348 ft²

All measurements are approximate and for display purposes only.

PROPERTY DETAILS



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Double garage with power/light

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Easy reach of Hurst Park + Hurst Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton



Easy reach of The River Thames towpath leading to Hampton Court Place + train station (Ideal for an afternoon stroll to the many restaurants + cafes)



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The property is close to Hurst Meadows recreation fields with Basketball Court



The property is close to Molesey Heath – Ideal for dog walking



The property is also close to The River Mole with pedestrian bridge leading to the Wilderness/Neilson's recreation fields + Children's Park