

TUDORS

Upper Farm Road, West Molesey, Surrey, KT8 2QU



Price £ 499,950 Freehold

TUDORS are pleased to offer for sale this spacious three bedroom semi-detached family home which is arranged over three floors with the benefit of a rear extension and a loft conversion.

The property is situated in an ideal location within easy reach of local shops, primary schools and bus routes leading up to East Molesey village, Hampton Court with its Palace and further supermarkets, restaurants, cafes and train station (which leads to London, Waterloo – zone 6, Oyster card), Hersham, Walton on Thames and Kingston-upon-Thames (offering comprehensive shopping). Nearby is also a Tesco supermarket, East Molesey cricket club, Molesey Rowing club, Hurst swimming pool and the Pavilion sports club.

The property comprises: An entrance hallway, a nicely sized living/dining room, a downstairs shower room/cloakroom/utility room and an extended kitchen/breakfast room with double doors leading to the rear garden. Stairs from the hallway lead up to a landing with access to a double bedroom with built in wardrobes and a family bathroom. Further stairs from the landing lead up to two comfortable bedrooms.

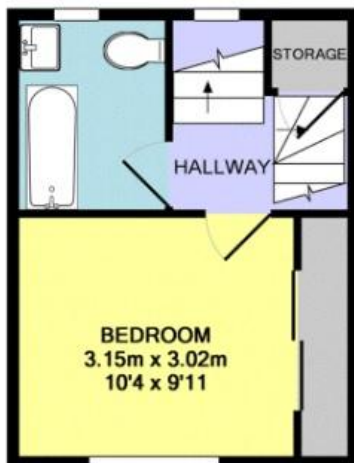
Externally there is a large southerly facing garden with lawn, patio area and side access gate. At the bottom of the garden there is the benefit of a detached studio/summer house/home office with power/light. To the front there is off road parking for two cars. Other benefits include; Double-glazing and gas central heating. (EPC rating: D) TUDORS. 0208 224 4020

Elmbridge Borough Council = Band C £1,837.00

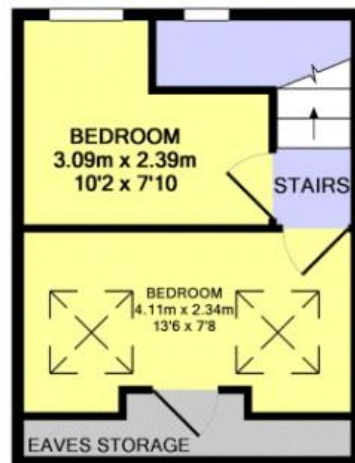
TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

PROPERTY DETAILS

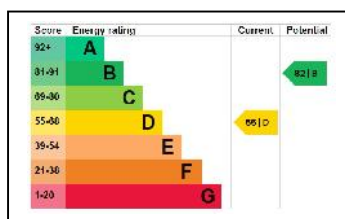


1ST FLOOR



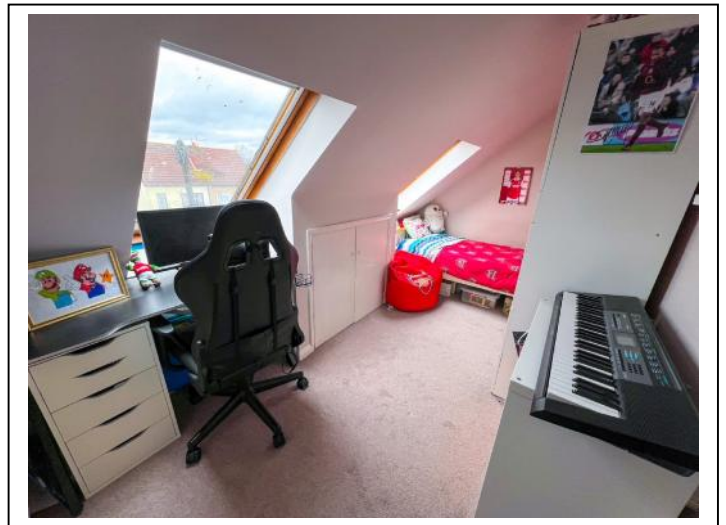
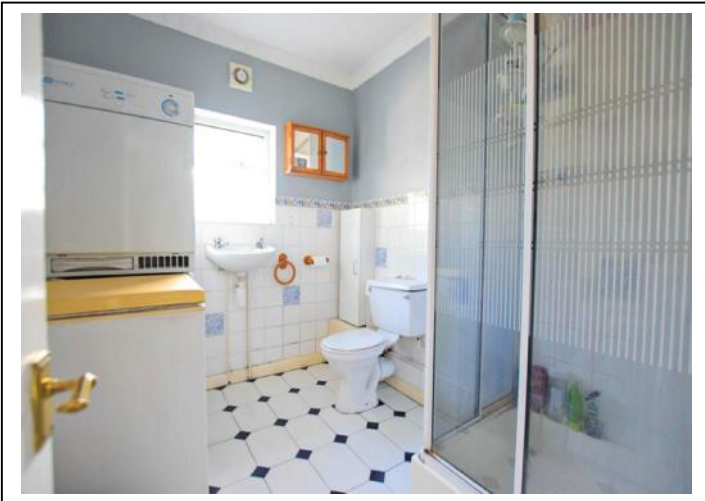
2ND FLOOR

TOTAL APPROX. FLOOR AREA 89.1 SQ.M. (959 SQ.FT.)



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.

PROPERTY DETAILS



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Ideally located close to Neilson Park and The Wilderness recreational grounds – Ideal for long walks



Also close to Hurst Park and Hurst Meadows with recreational gardens and the River Thames with towpath leading to Hampton Court with its Palace, cafes, restaurants and Station – Ideal for long walks