



Bell Road, East Molesey, Surrey, KT8 0SS

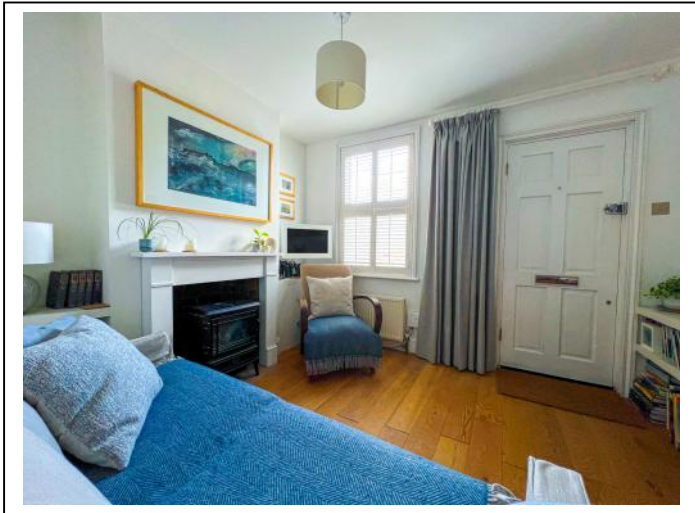


**PRICE. £ 525,000 Freehold**

TUDORS are pleased to offer for sale this character two double bedroom terraced cottage which is located at Island end of the highly regarded Bell Road. The property enjoys wonderful views and has been modernised throughout by the current vendors while still in keeping with Period features throughout. Offered to the market with **NO ONWARD CHAIN** and situated in the heart of East Molesey village within easy reach of village shops, primary schools, parks and Hampton Court with (with its restaurants, cafes, bars, boutiques and train station – Ideal for the commuter into London Waterloo, zone 6). Bus routes are also nearby and lead to Walton on Thames, Hersham and Kingston upon Thames (with comprehensive shopping). Comprising; a comfortable front aspect living room with Oak flooring and built in shelves/storage, sash windows and an electric log burner, there is a separate second reception room/open plan kitchen/dining room which enjoys wonderful views of the garden. The kitchen has many eye/base level units/cupboards with Corian worktops along with understairs storage. A lobby from the kitchen leads to the rear garden and a modern downstairs bathroom with matching white suite. Stairs lead to a landing with access to two nicely presented double bedrooms (with built in wardrobe) and access to a loft (Loft ladder, light and insulated). Externally there is a pretty courtyard garden with wooden decking area with raised borders plants/bushes and a detached shed. Other benefits include: Double-glazing, gas central heating, decorative window shutters and potential to extend S.T.P.P (Previous architect drawings available). (EPC rating: D). Elmbridge Borough Council Tax D: £2,159.00

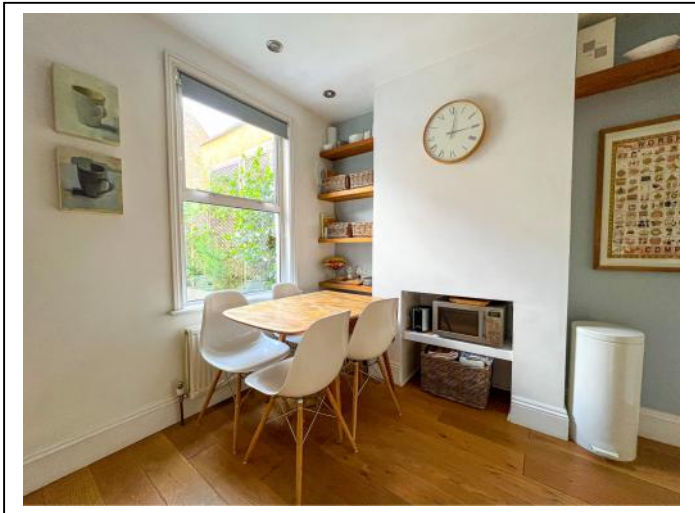


## PROPERTY DETAILS





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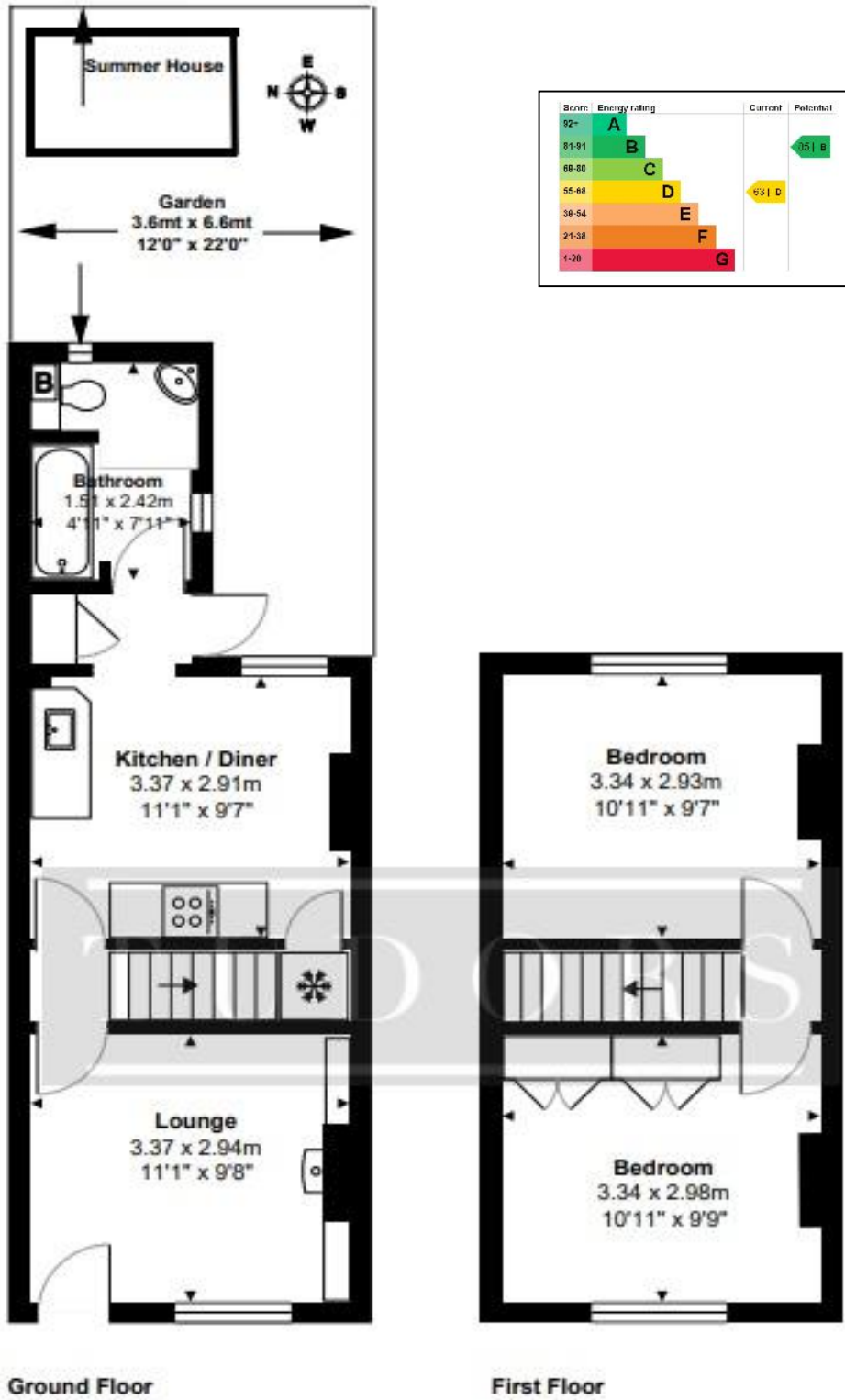


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Total Area: 52.8 m<sup>2</sup> ... 569 ft<sup>2</sup>

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. 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.