



Hampton Court Crescent, Graburn Way, East Molesey, Surrey, KT8 9BA



## Price £ 1,300,000 Freehold

Tudor & Co of East Molesey are pleased to offer for sale this four bedroom end of terrace townhouse, beautifully located within the desirable Hampton Court Crescent gated development in the heart of East Molesey/Hampton Court with wonderful River Views. Arranged over three floors and located within easy reach of Bridge Road with its many restaurants, pubs, boutiques, coffee shops and antique shops. There is also Hampton Court Palace within easy reach along with Hampton Court Station with trains leading to London, Waterloo (Circa 30 mins, zone 6). Bus routes lead into Esher, Walton on Thames, Hersham and Kingston with comprehensive shopping. Hurst Swimming Pool, Hurst Park recreational park and The Pavilion Gym are also close by along with Primary schools. There is convenient access to Heathrow and Gatwick, with the M3 and M25 accessed from Sunbury which is 5 miles away. The property is conveniently situated for East Molesey cricket club and Molesey boat club, which caters for children through to Olympic athletes.

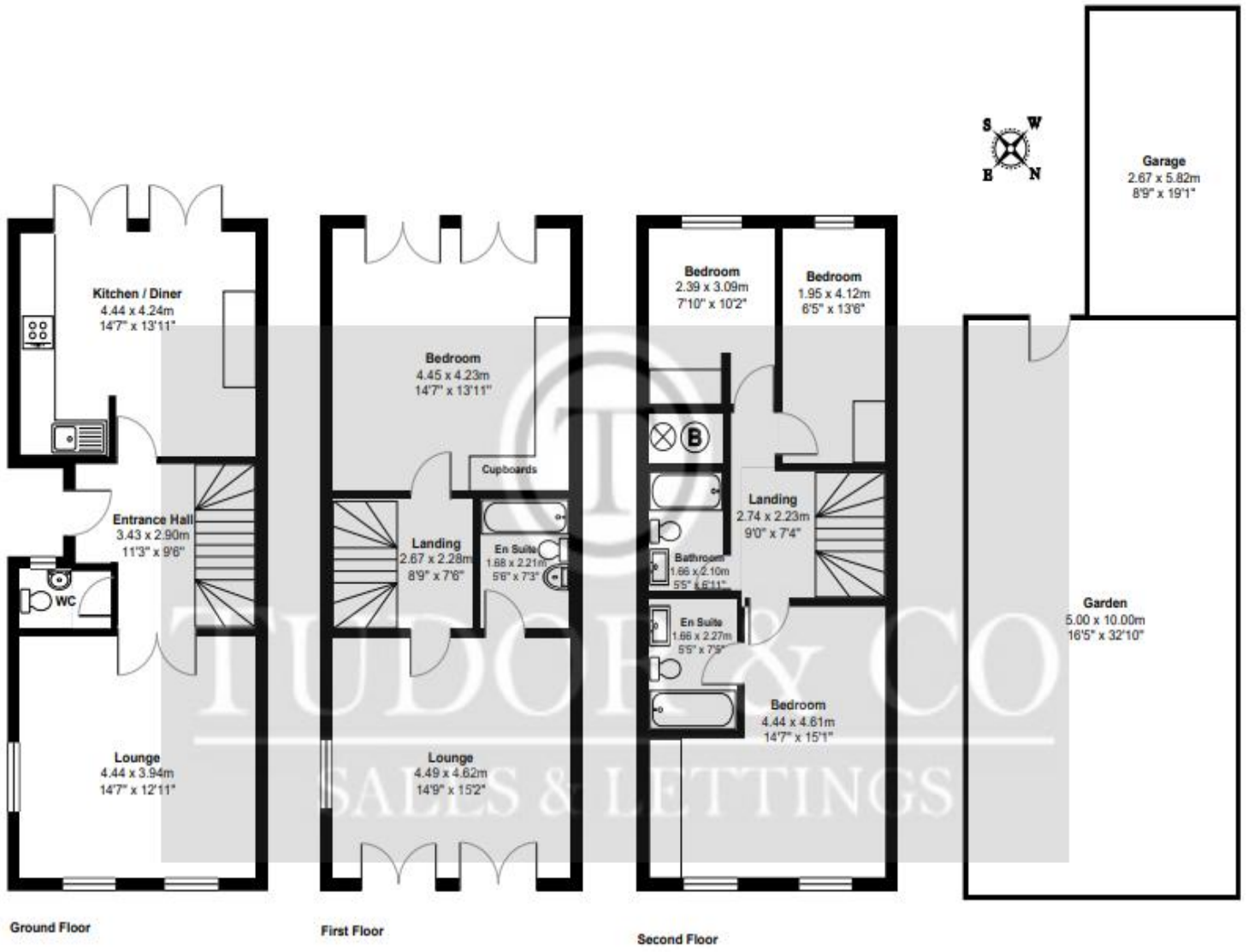
The property has been offered to market with **NO ONWARD CHAIN** and benefits by having ; two reception rooms, two balconies, cloakroom, two bedrooms with en-suites, southerly garden, garage, parking, beautiful communal gardens with a gated entrance leading to River Walks along the towpath, double-glazing and gas central heating.

- FOUR BEDROOMS
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- TWO BEDROOMS WITH EN-SUITES
- GATED DEVELOPMENT
- GARAGE WITH PARKING WITH VISITORS BAYS
- SOUTHERLY FACING GARDEN
- EASY REACH OF HAMPTON COURT STATION
- EASY REACH OF PRIMARY SCHOOLS AND SHOPS

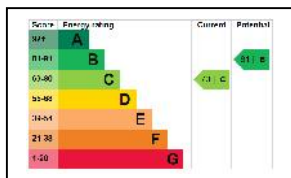
**TUDOR & CO**  
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

**T. 0208 224 4020**  
[www.tudorandco.co.uk](http://www.tudorandco.co.uk)

# PROPERTY DETAILS



Area  
148m<sup>2</sup>  
1594 sq ft  
Dimensions are approximate and are for illustration purposes



### Management information:

Maintenance annual service charge for grounds: £1,695.00. This is paid in two half yearly installments. This charge covers general maintenance of the estate such as grounds, lighting, window cleaning, etc. External decoration is undertaken on a regular basis, most of the costs of which are met from the service charge.

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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.

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