



Molesey Road, West Molesey, Surrey, KT8 2HF



**Price £ 1,995.00 PCM**

TUDORS are pleased to offer for let this four bedroom semi-detached home with a wonderful sized garden with the extra benefit of a summer house. Located within easy reach of local shops, primary schools and bus routes leading to East Molesey, Hampton Court (with Palace, restaurants and train station – zone 6), Hersham and Kingston and Walton on Thames (offering comprehensive shopping - with its train stations leading to London Waterloo). Also nearby is Hurst Meadows recreational grounds which is an ideal place for dog walking, East Molesey cricket club, Molesey sailing club, Molesey rowing club, Hurst swimming pool and Pavilion sports gym. Walton's Xcel leisure centre is also close by and offers an array of sporting activities.

The accommodation comprises; an entrance hallway leading to a spacious and bright impressive living/dining room with fireplace and serving hatch through to the kitchen. The hallway also leads to a nicely sized kitchen/breakfast room with many units/cupboards which overlooks the garden. A door from the kitchen leads to a utility room and in turn leads to a patio door to the garden and an integral garage with power/light and up/over door. Stairs lead up to a landing with access to four bedrooms (three two with built in wardrobes) and a bathroom with his/her sinks, a bath and a shower cubicle, there is also a separate W.C.

Externally there is a good sized lawned garden with many mature shrubs, bushes and patio area with side access gate. There is also a detached Summer house with lighting. To the front there is a block paved driveway providing off road parking and a lawned garden. Other benefits include: Double-glazing and gas central heating. (EPC rating: D). Elmbridge Borough Council Tax Band - E  
Available from January 2024, part furnished.

# PROPERTY DETAILS



Floor 0 Building 1



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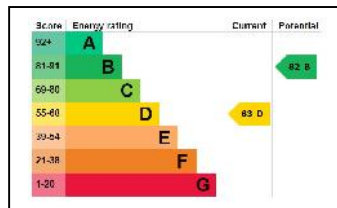


Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

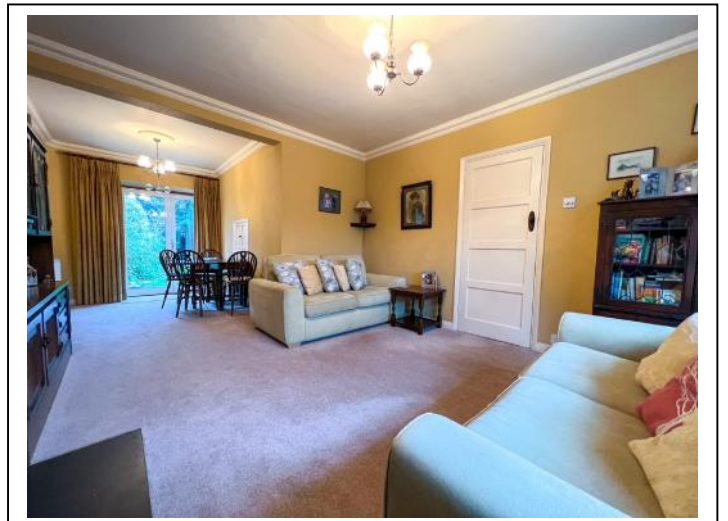
1408.77 ft<sup>2</sup>  
130.88 m<sup>2</sup>

(1) Excluding balconies and terraces

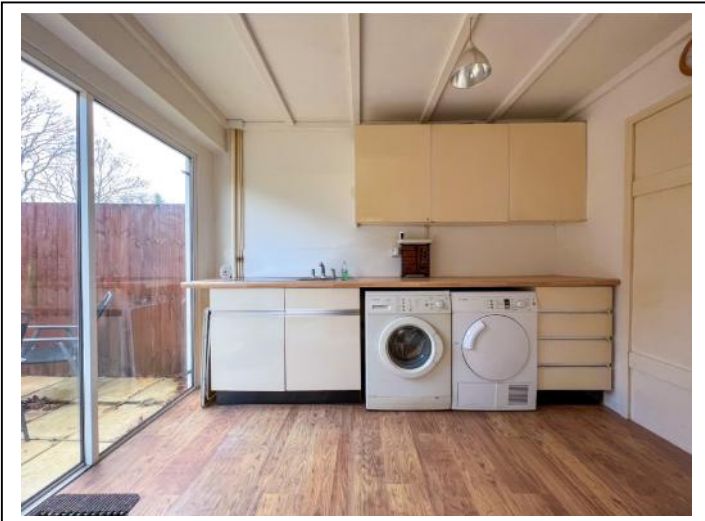


Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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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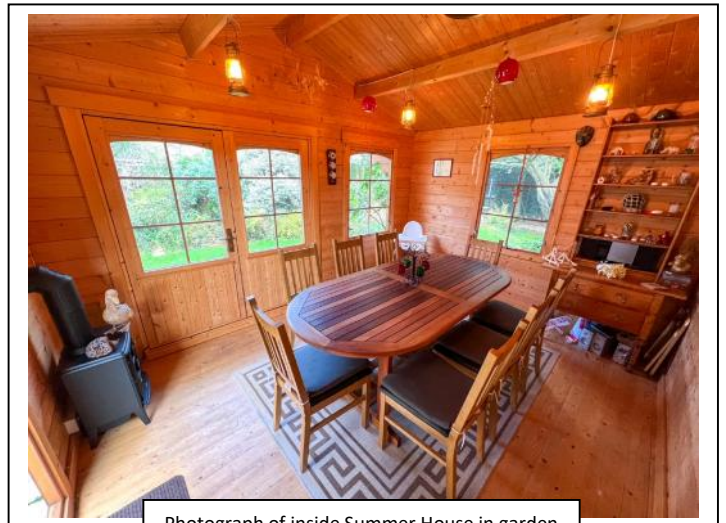
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Photograph of inside Summer House in garden

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Easy reach of Hurst Park with the River Thames and towpath leading up to Hurst Meadows recreational grounds (Ideal for dog walking) and upto Hampton Court with its Palace and train station

