



Merton Way, West Molesey, Surrey, KT8 1PG



Price £ 625,000 Freehold

TUDORS are pleased to offer to the market this three bedroom semi detached family home which is located on the East Molesey borders with wonderful views over Molesey recreational fields with children's playground and tennis court. Rare to the market and offered with **NO ONWARD CHAIN**, the property has been in the family for the past circa 68 years where it has been well cared for with improvements that have been made - but is now an ideal for refurbishment opportunity for someone to implement their own ideas. Offering a wider than average plot with potential to add side extension – STPP.

Located within easy reach of several primary schools, one having an Outstanding Ofsted report. East Molesey village shops and bus routes connecting Walton on Thames, Hersham, East and West Molesey, Hampton Court and Kingston upon Thames (with comprehensive shopping) are nearby. Hampton Court is a tourist attraction with its Palace and there is a good selection of pubs, cafes, antique shops and restaurants along with train station that leads to London Waterloo, zone 6 Oyster card. East Molesey Cricket Club, Molesey football club, Island Farm Sailing Club, Molesey Rowing Club, The Pavilion sports club and Hurst swimming pool are just a selection of exciting sporting activities that Molesey offers.

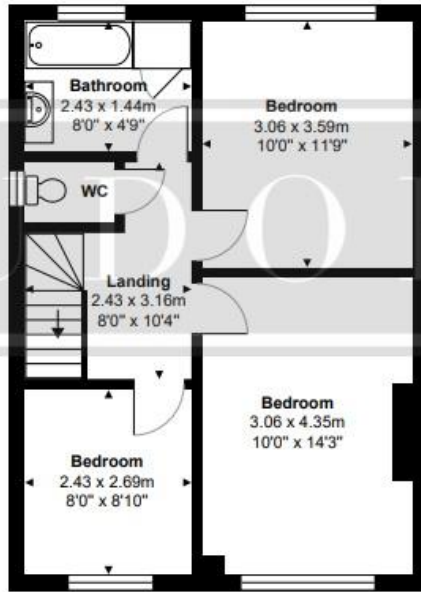
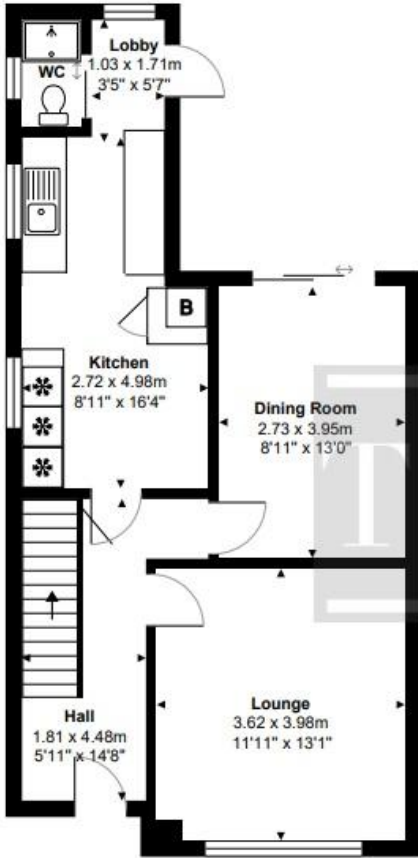
The accommodation comprises; an entrance hallway, leading to a wide front reception room which was used as a living room, a second reception room which was used as a dining room with patio doors opening to the rear garden. There is also a kitchen/breakfast room which has had the benefit of a rear extension with downstairs shower room/WC.

Stairs from the hallway lead up to a landing with access to a loft, three generous bedrooms and a bathroom with separate WC. Potential to add loft conversion STPP - Other similar neighbouring properties can be seen in the road.

Externally there is a well maintained, well cared for westerly garden with lawn and mature ever green plan borders. There is also a patio area with hard standing for a greenhouse that the vendors had before in the past. There is direct access into a garage with electric up/over door with power and light which can be accessed very easily by the lane next door to the property.

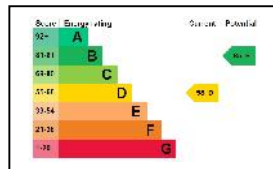
To the front there is again a well loved and cared for garden with many mature evergreen plants and bushes. Other benefits include: double-glazing and gas central heating. (EPC rating: D) Elmbridge Borough Council = Band d: £2,230.00

PROPERTY DETAILS



Total Area: 97.7 m² ... 1051 ft²

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. 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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A photograph of inside the garage with power/light and electric roller door



A selection of photographs of Molesey recreational fields which is located behind the property; with children's playground, tennis court, table tennis facilities and access to Hurst swimming pool



PROPERTY DETAILS



A selection of photographs – Located within easy reach of Hurst Park with The River Thames and towpath leading to Hurst Meadows and up to Hampton Court while enjoying wonderful views St. Mary's Church in Hampton.

