

TUDORS

Beauchamp Road, West Molesey, Surrey, KT8 2PG



Price £ 775,000 FREEHOLD

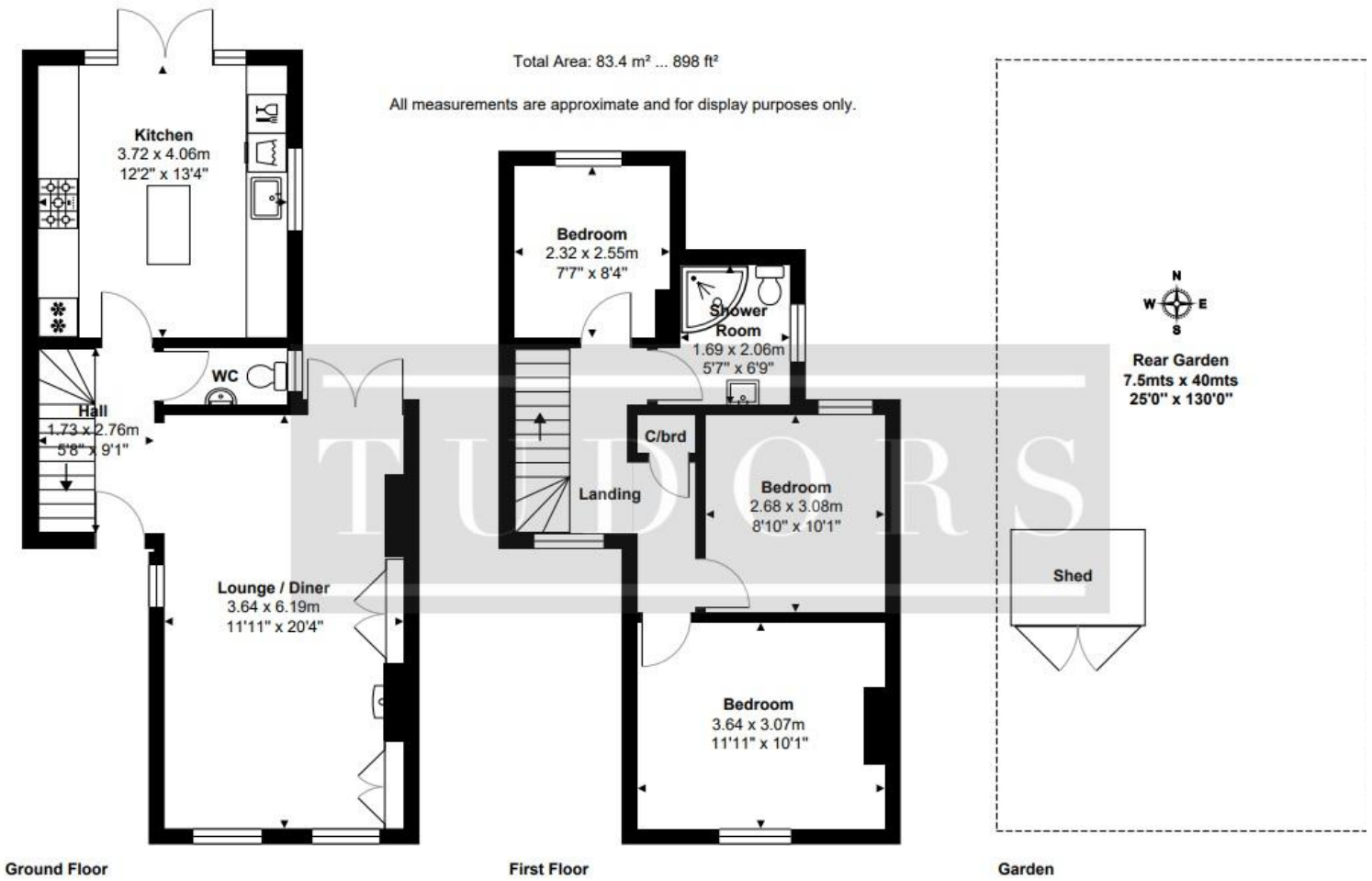
TUDORS are pleased to offer for sale this well appointed and extended character, three bedroom end of terrace home set on the East Molesey borders with the benefit of a double side and single rear extension. **Offered to the market with NO ONWARD CHAIN.** Within easy reach of East Molesey Village and Hampton Court (with Palace and station – Oyster zone 6) with its bustling pubs, cafes, restaurants and antiques shops. The property is well located for outstanding primary schools as well as sporting pursuits at The Pavilion Club, East Molesey Cricket club, Molesey Rowing club, Hurst swimming pool, The Wilderness and Rivers Mole and Thames are also nearby offering excellent dog walking routes. Bus routes connect to Kingston-upon-Thames with its comprehensive shopping, Walton on Thames and Weybridge.

The accommodation comprises; an entrance hallway, a bright and impressive dual aspect living/dining room with stripped wooden flooring with wood burning stove. The living room is south facing and enjoys an abundance of natural light through two sash windows. The hallway also leads to a modernised downstairs cloakroom and a stunning extended kitchen/breakfast room with French doors opening onto the rear garden. The kitchen is a nice size and has many eye/base level units/cupboards with lots of worktop space and space for appliances.

Turning stairs from the hallway lead up to a bright and airy landing with access to three nicely sized bedrooms and a modernised shower room with sink and W.C.

Externally there is a 130ft rear garden which is mainly laid to lawn with a recently added, extended patio area with shingle stones and a large timber built shed with side access gate. The garden also has the benefit of double side gates which can be accessed via Avern Road. To the front there is a block paved driveway providing off road parking. Other benefits include; double-glazed sash windows and gas central heating (EPC rating:) Council tax: E

PROPERTY DETAILS



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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Easy reach of The River Mole with bridge leading to The Wilderness with childrens playground and recreational fields – Ideal for dog walking



Easy reach of The River Thames towpath leading to Hampton Court Place + train station (Ideal for an afternoon stroll to the many restaurants + cafes)