

TUDORS

Fleetside, West Molesey, Surrey, KT8 2NQ



**Price £ 440,000 Freehold**

TUDORS are pleased to offer for sale this nicely presented three bedroom staggered terraced home which is located in the Fleetside development within easy reach of Molesey Heath fields where you can enjoy wonderful walks. Offered to the market with **NO ONWARD CHAIN.**

The property is situated within easy reach local schools, primary shops and bus routes to Walton, Hersham, East Molesey, Hampton Court (with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6) and also Bushy Park – With over 1000 acres and Kingston (with comprehensive shopping). The River Mole and The Wilderness/Neilsons Park along with Molesey Heath are conveniently close where you can enjoy wonderful walks – Ideal for dog walks. East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby.

The accommodation comprises; an entrance hallway with storage cupboards, a downstairs cloakroom and a nicely sized kitchen with many eye/base level units/cupboards with space for appliances and door leading to the rear garden. The hallway also leads to a dual aspect, through living/dining room with double-glazed door that opens onto the rear garden. Stairs from the hallway lead to a landing with access to three bedrooms (all with built in wardrobes) and a bathroom with matching suite.

Externally there is a nicely kept southerly garden which is mainly laid to lawn with patio area, timber built shed and rear access gate leading to a garage in a nearby block. To the front there is a lawned garden with path leading to the front door. Other benefits include; Double-glazing, newly installed balustrade and banister and newly installed gas central heating. (EPC rating: D). Elmbridge Borough Council: Band D.

TUDORS  
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# PROPERTY DETAILS

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

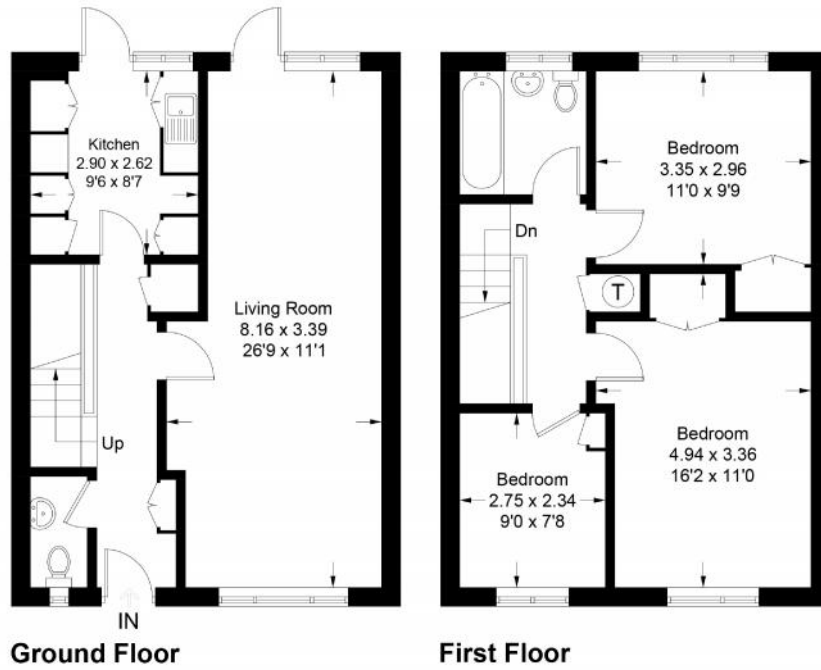
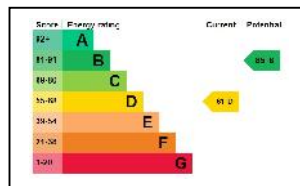


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID682839)

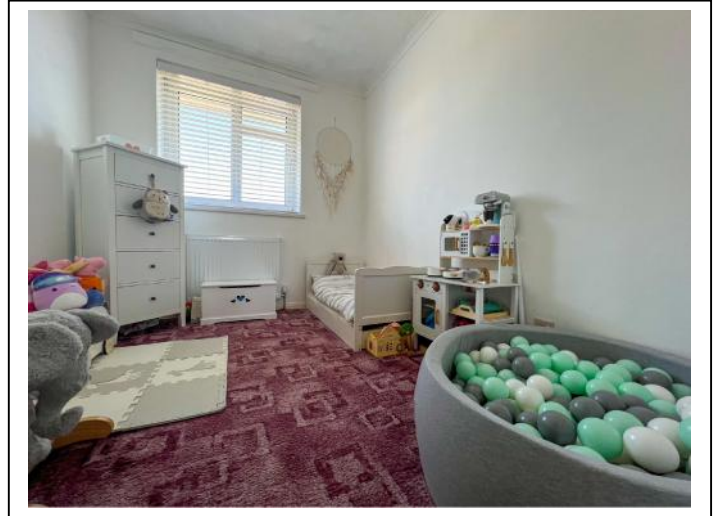


**Please Note:** These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended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



Easy reach of Molesey Heath with local nature reserve leading to the River Mole and The Wilderness/Neilsons Park - Ideal area for dog walking



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Easy reach of Grovelands recreational park with children's playground, tennis courts and basketball court – Ideal for walks

