

TUDORS

Bell Road, East Molesey, Surrey, KT8 0SS



**Price £ 650,000 Freehold**

TUDORS are pleased to offer for sale this two double bedroom character, larger than average Victorian home located in the heart of East Molesey in the highly regarded Bell Road. The property is one of only four large styled Victorian properties along Bell Road. Bell Road is central to East Molesey village shops with the Bell Pub (built in 1460), St. Mary's church and Sapphire children's nursery conveniently close by. Hampton Court is also within easy reach (with its Palace, restaurants, boutiques and cafes) along with the River Thames and The River Mole with bridge leading to The Wilderness with children's play ground and recreational fields – Ideal for dog walking. Bus routes lead to Kingston-upon-Thames (with comprehensive shopping), Hersham and Walton on Thames. Pavilion sports gym, East Molesey Cricket club, Molesey Rowing Club, Molesey football club, Island Barn Sailing Club, Hurst swimming pool, Hurst Park and Bushy Park are also nearby.

The accommodation comprises of an extremely spacious and wide open plan living / dining room with wooden flooring and decorative fireplace with wood burner. The dining area opens up onto a rear extension with a modern kitchen/breakfast room with vaulted ceilings and Velux windows. The kitchen has many eye/base level units/cupboard with granite worktops. There is also a modern downstairs bathroom with contemporary sink and drawer underneath along with a very pretty obscured arch topped window. Stairs lead to two impressive double bedrooms, both bedrooms have sash windows (master bedroom with built in floor to ceiling wardrobes). Externally there is a smart low maintenance Mediterranean style courtyard garden with newly fitted wooden decking area and storage unit. Other benefits include; Gas central heating throughout. (EPC rating: D). Elmbridge Borough Council tax band: C  
To view please call the East Molesey office on 0208 224 4020

## PROPERTY DETAILS

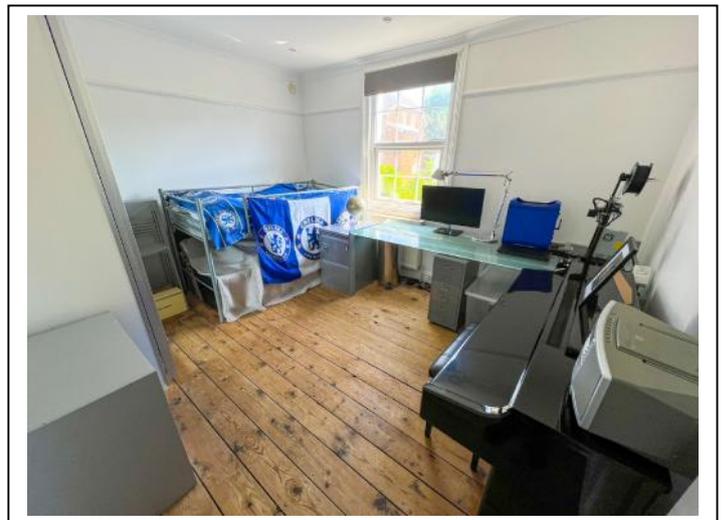


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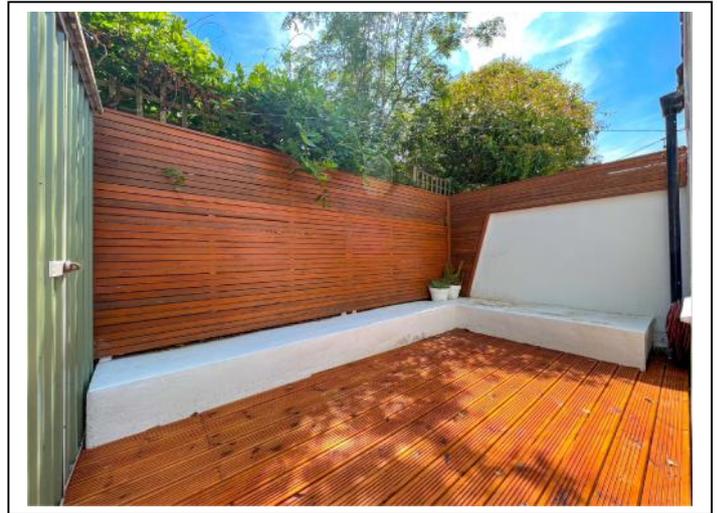
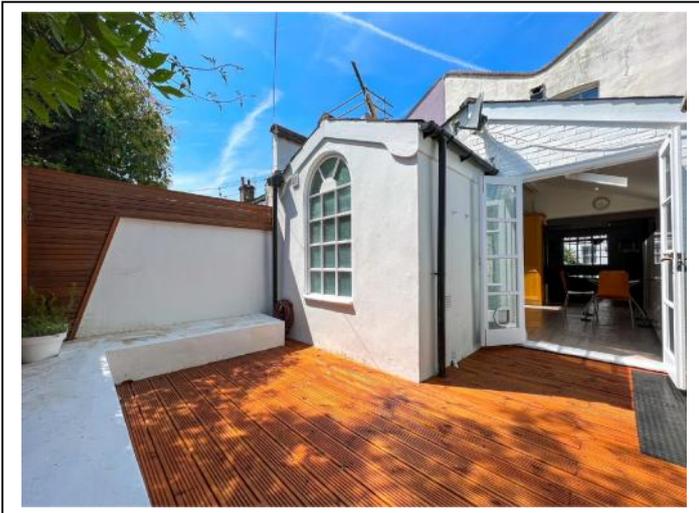


## PROPERTY DETAILS

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Easy reach of a bridge over The River Mole leading to The Wilderness recreational fields with Children's playground. Ideal for dog walking



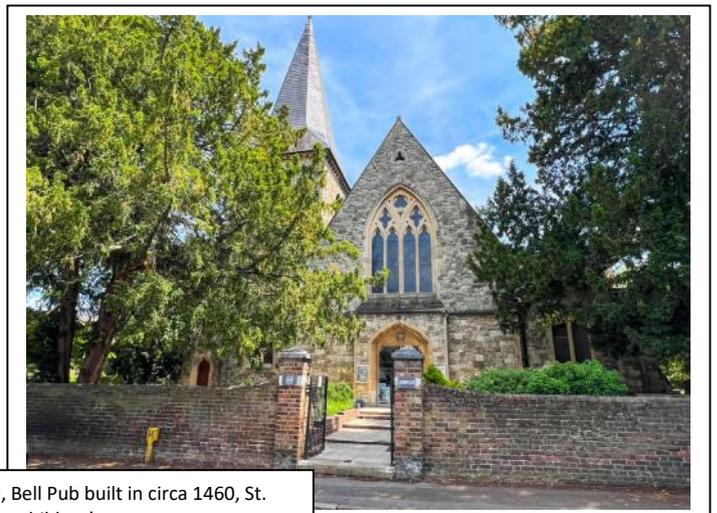
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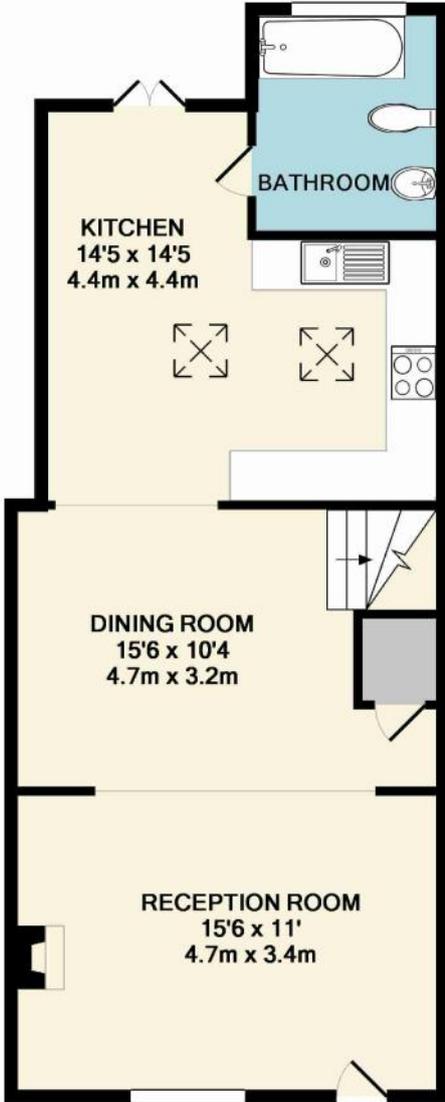
Wonderful views from the master bedroom of other similar Character properties in the road



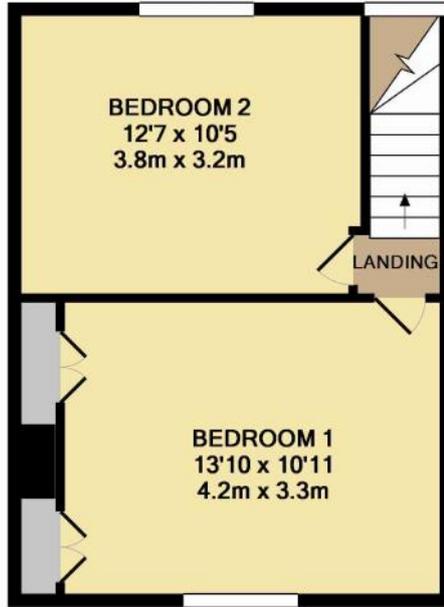
Easy reach of the highly regarded local, Bell Pub built in circa 1460, St. Mary's church and Sapphires children's nursery



# PROPERTY DETAILS



Ground Floor  
Approx. Floor Area 563 Sq.Ft.  
(52.3 Sq.M.)

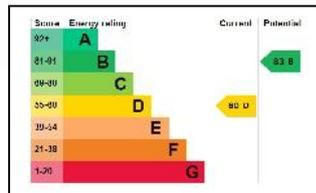


1st Floor  
Approx. Floor Area 327 Sq.Ft.  
(30.4 Sq.M.)



Total Approx. Floor Area 889 Sq.Ft. (82.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.