



High Street, West Molesey, Surrey, KT8 2LX



Price £ 499,950 Freehold (Offers in excess of)

Tudors are pleased to offer for sale this superbly presented three bedroom home which has the benefit of a loft conversion. split level maisonette which has excellent balanced accommodation arranged over two floors. Offered to the market with **NO ONWARD CHAIN** the property is located close to Molesey Heath where you can enjoy wonderful walks which leads to the River Mole with Idyllic views.

The accommodation comprises; an entrance hallway, double doors from the hallway open onto a bright living room with front aspect window, laminated woodern flooring and plantation shutters. The living room opens up onto a nicely sized kitchen with open plan dining room – Ideal room for entertaining. The kitchen is modern and has many handless eye/base level units/cupboards with integrated appliances including oven, microwave, induction hob and a washing machine. There is also an updated modern bathroom with white suite.

Stairs from the hallway lead up to a landing with access to two bedrooms (one of the bedrooms is being used as a home office). Further stairs lead up to a landing with access to a stunning master bedroom with Velux window that enjoys wonderful views. There is also the extra benefit of a luxury en-suite shower room.

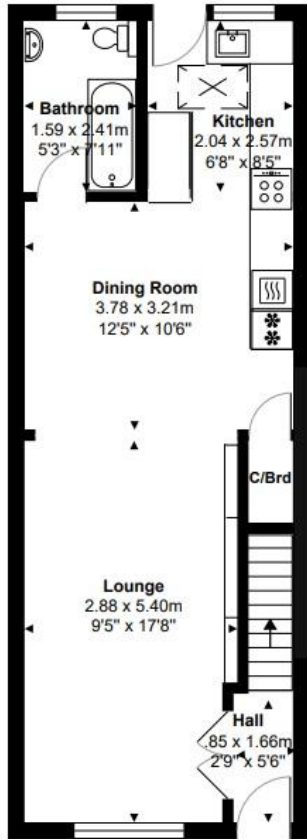
Externally there is a low maintenance rear garden which has artificial grass that leads to a bespoke lean to with electric/power, storage room and secure gate leading to rear access – the area is roofed and is an ideal area for Al-fresco entertaining with a barbeque in the Sun. To the front there is a long block paved driveway providing off road parking. Other benefits include: UPVC double-glazing and gas central heating. (EPC rating: C). Elmbridge Borough Council tax band: D

Located in a wonderful position; within close proximity to primary schools, local shops and further recreational parks including; The Wilderness/Neilsons Park accessed via footbridge from Green Lane, with children’s playground. Nearby there are many sporting facilities in the area including; East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Molesey football club, Hurst swimming Pool and the Pavilion sports club with swimming pool and Tennis Courts. There are also bus routes connecting West Molesey, East Molesey, Hampton Court, Walton on Thames, Hershams and Kingston (with comprehensive shopping). Hurst Park is also close by with the River Thames with towpath leading to Hurst Meadows and up to Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter, Oyster zone 6 and also Bushy Park – With over 1000 acres.

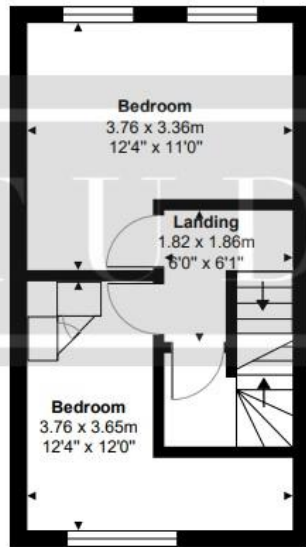
TUDORS
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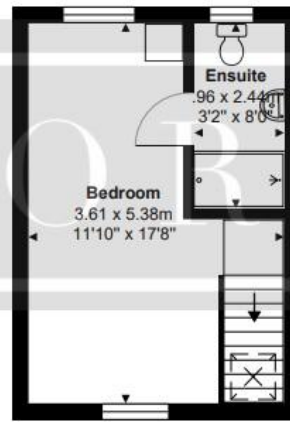
PROPERTY DETAILS



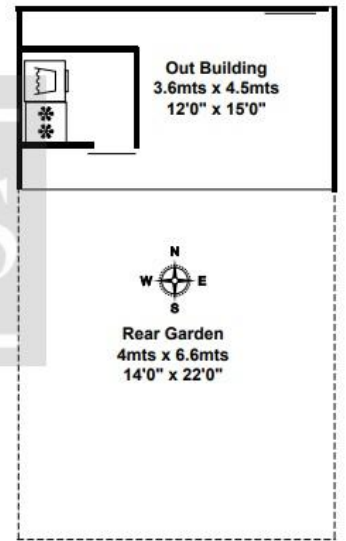
Ground Floor



First Floor



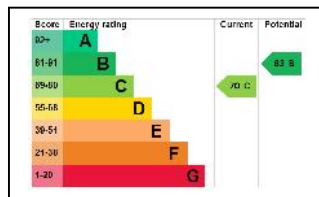
Second Floor



Garden

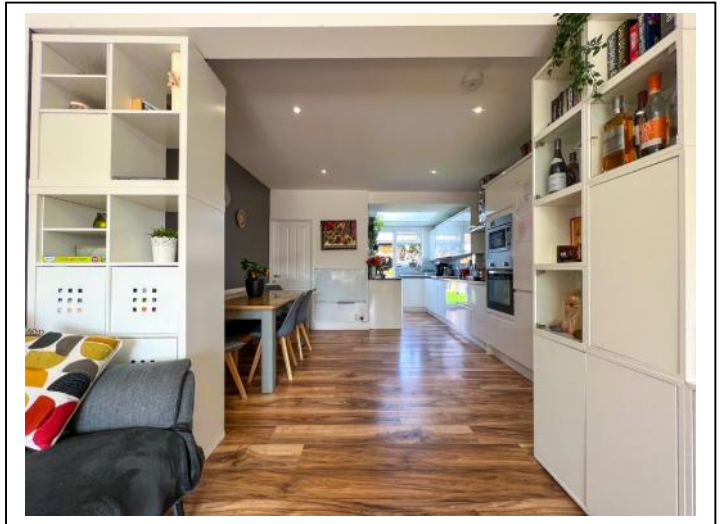
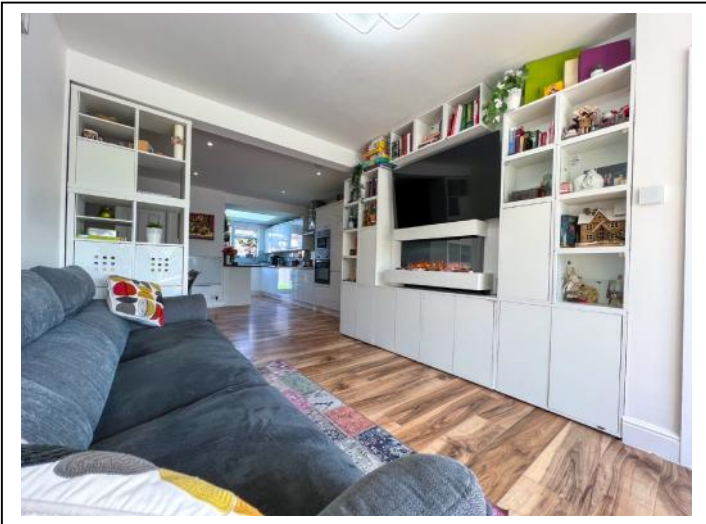
Total Area: 89.5 m² ... 964 ft²

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.

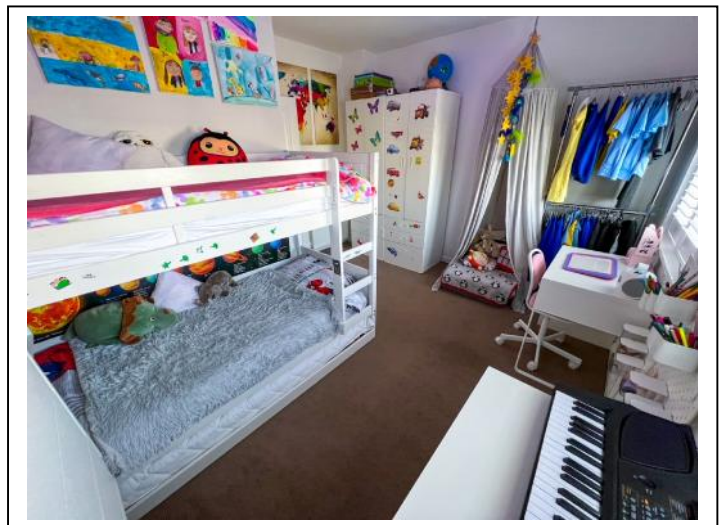
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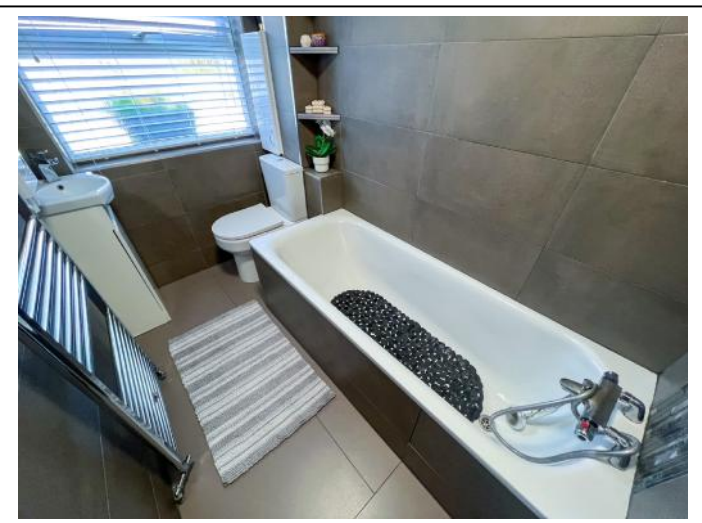
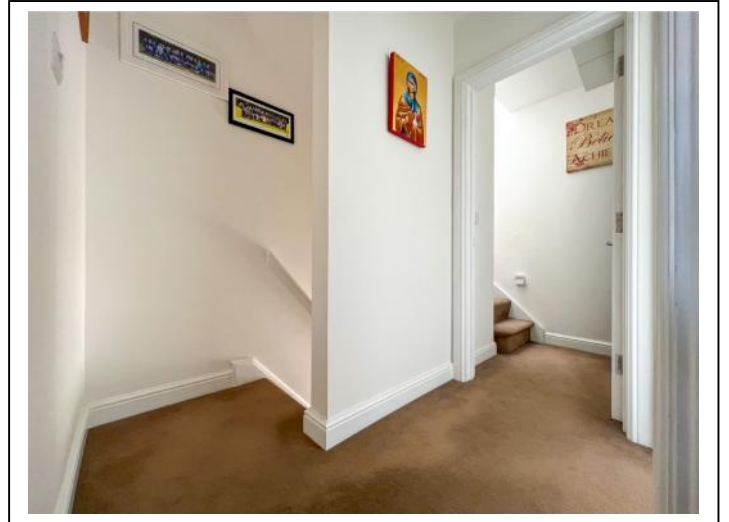
PROPERTY DETAILS



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Selection of photographs showing; Molesey Heath with its fields and pathway boarded on the West by the River Mole



Selection of photographs showing; the footbridge (accessed via Green Lane) leading to the Wilderness/Neilsons recreational park with children's play ground.



PROPERTY DETAILS



The property is also close to Hurst Park (Ideal for walking) with wonderful views St. Mary's Church in Hampton with footpath leading up to Hampton Court Place + train station and Walton on Thames

