

TUDORS

Berkeley Drive, West Molesey, Surrey, KT8 1RA



Price £ 615,000 Freehold (Offers in excess of)

TUDORS are pleased to offer for sale this well appointed three bedroom end of terrace family home which has been extensively refurbished and has the benefit of a rear and side extension. The property offers high specification throughout and is ideally suited to a family with a stunning open plan kitchen/dining/family room with bi-fold doors opening to a rear garden – ideal entertaining space.

The accommodation comprises; a grand entrance hallway with understairs storage cupboards leading to a smart home office, there is a front reception room with bay window and decorative fireplace – ideal living room. The hallway also leads to a dining room with engineered wood flooring which opens onto a stunning rear extension with open plan kitchen/dining/family room with vaulted ceiling. The ceiling has many Velux windows flooding the room with natural light along with bi-fold doors that open onto the rear garden. The kitchen is modern with gloss units/cupboards with integrated appliances including: double oven, induction hob, dishwasher and fridge/freezer. Off of the kitchen is a useful utility room and a modern downstairs shower room with white suite. Stairs from the hallway lead up to a landing with access to three good sized bedrooms and a modernised bathroom with white suite and underfloor heating.

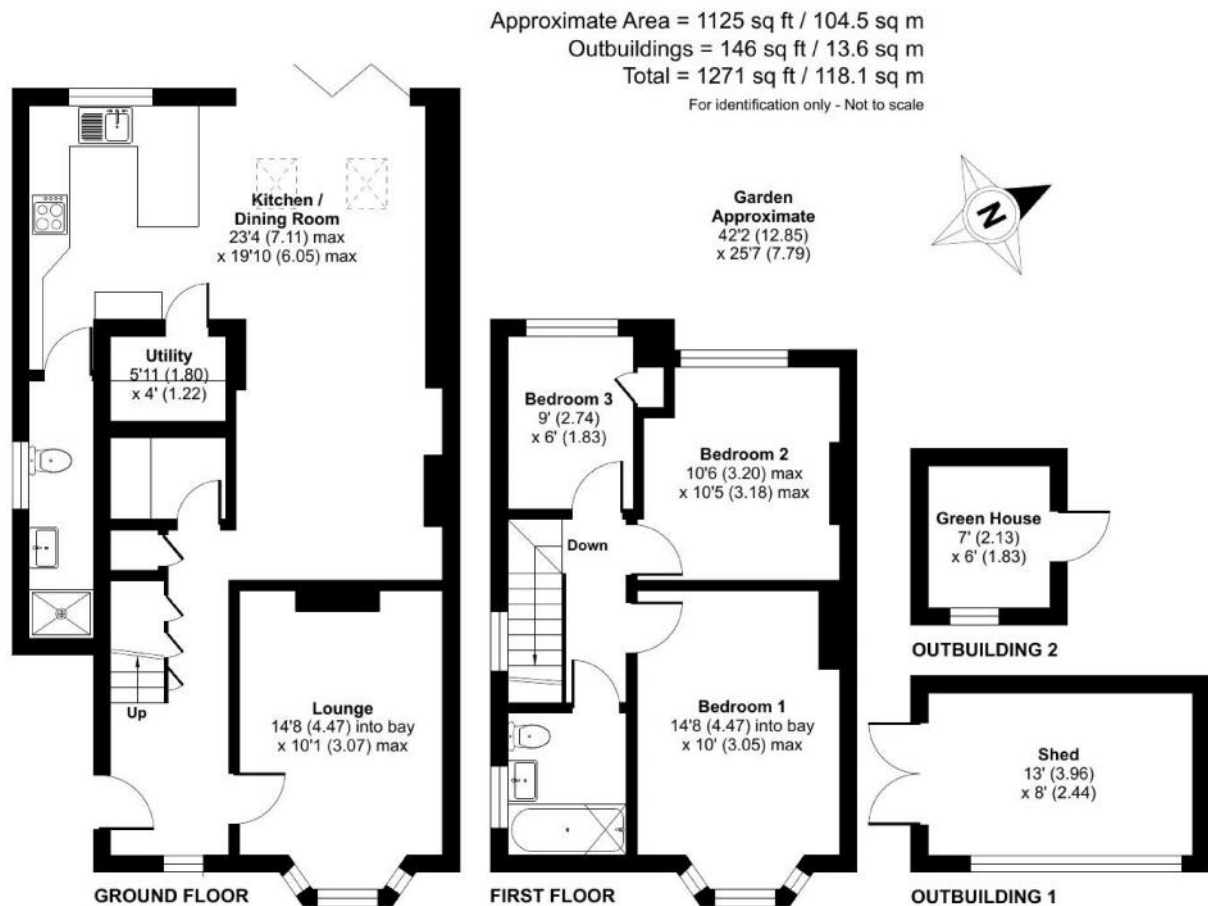
Externally the rear garden has been very well maintained with patio and lawn area with side access gate. There is also a timber built shed and a greenhouse. To the front there is a shingle stone driveway providing off road parking for two cars. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band D. (EPC rating:).

The property is located within close proximity of the River Thames with towpath beside which leads up to Hurst Park where you can enjoy wonderful walks – Ideal for dog walks. Within easy reach of East Molesey village shops, outstanding primary schools and bus routes to Walton, Hersham, 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 East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Molesey football club, Hurst swimming pool and the Pavilion sports club are also nearby.

TUDORS
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PROPERTY DETAILS

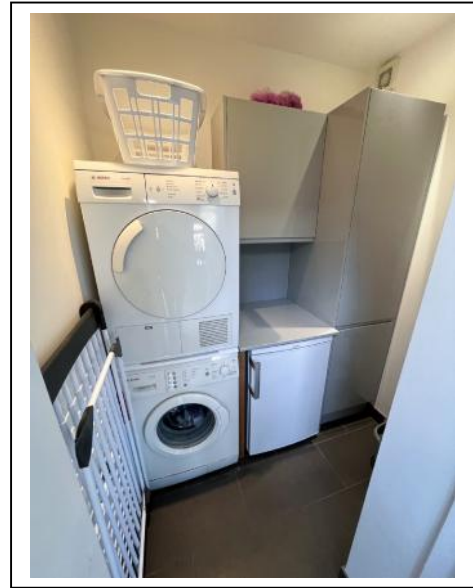


Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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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Within easy reach of the River Thames with a pretty foot path leading to Hampton Court and onto Hurst Park recreational fields (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



Hampton Court Train Station leading to London, Waterloo – Oyster card, zone 6



Easy reach of a local family pub - The Bell historical pub built in 1460