

TUDORS

Summer Road, East Molesey, Surrey, KT8 9LS



PRICE. £ 675,000 Freehold

TUDORS are pleased to offer for sale this attractive two double bedroom semi-detached Victorian home which is set in the highly regarded Summer Road area in the heart of Hampton Court/East Molesey. Offered to the market with **NO ONWARD CHAIN**, the property does require modernisation throughout but is an ideal project for someone wanting to implement their own ideas.

Located moments from Hampton Court with (with its restaurants, cafes, bars, boutiques and train station – Ideal for the commuter into London Waterloo, zone 6). Bushy Park and bus routes are also nearby and lead to Walton on Thames, Hersham and Kingston upon Thames (with comprehensive shopping). East and West Molesey has many sporting clubs and activities including; Molesey football club, East Molesey cricket club, Molesey rowing club, Island Barn Reservoir Sailing club, Pavilion gym, Hurst swimming pool and many more.

The accommodation comprises; a bright wide entrance hallway, a front reception room (living room) with bay window and fireplace, a second reception room (dining room) with rear aspect window overlooking the garden. There is also a wide galley kitchen, a utility room and a downstairs cloakroom.

Stairs from the hallway lead up to a landing with access to two generous bedrooms (both with built in wardrobes) and a bathroom with matching suite.

Externally there is a private southerly garden with patio, lawn area and many mature plants and trees. The garden backs onto Tiffins playing fields with wonderful views. To the front there is a garden which is mainly plants and shrubs with concrete pathway leading to the front door.

Other benefits include: Double-glazing, gas central heating and potential to extend S.T.P.P (Other examples can be seen in the road). (EPC rating: D).

Elmbridge Borough Council Tax E: £2,639.00

PROPERTY DETAILS



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River Ember pedestrian bridge leading to East Molesey closeby



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Hurst Park and the River Thames towpath nearby



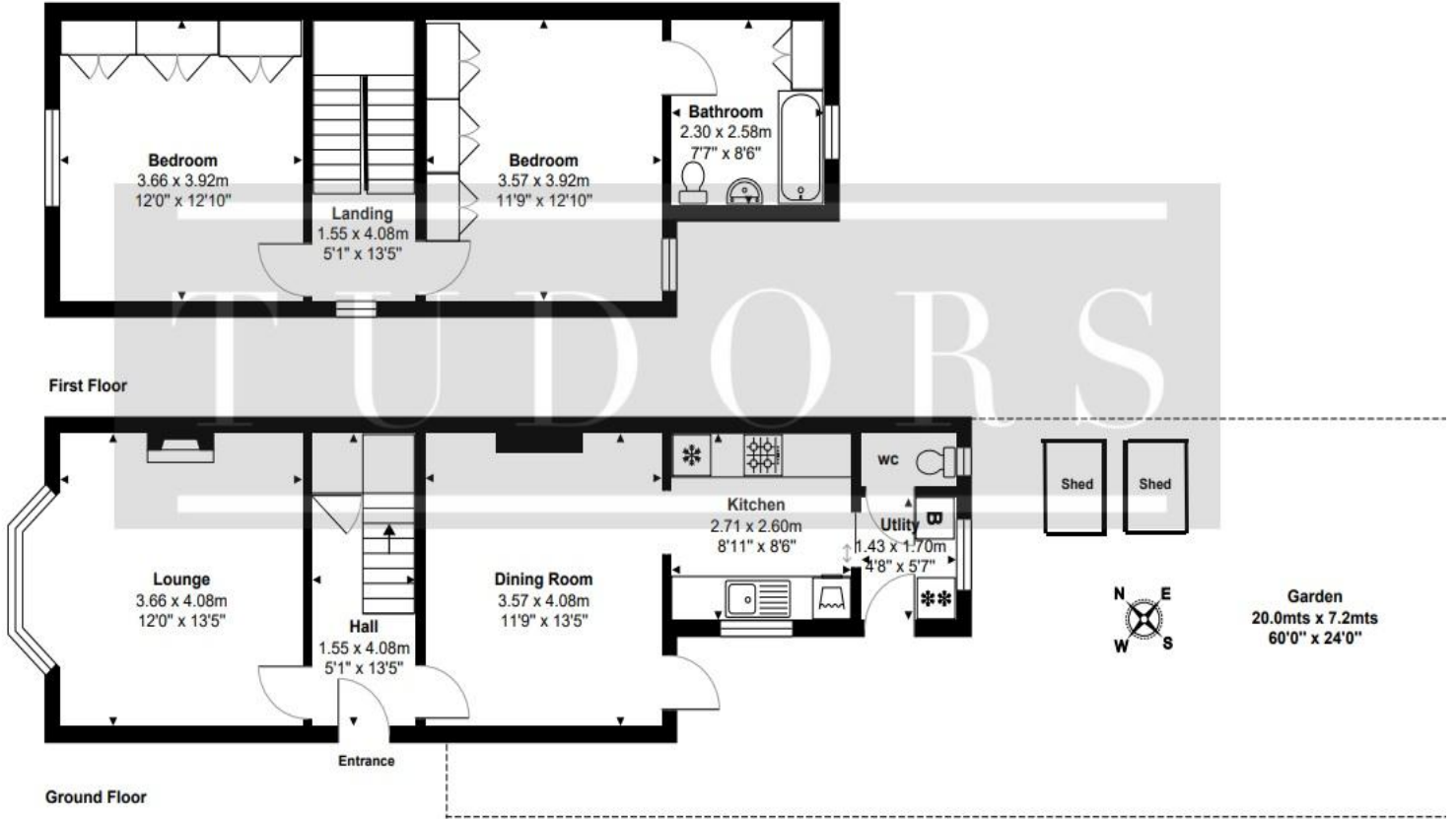
Hurst Park and the River Thames towpath nearby



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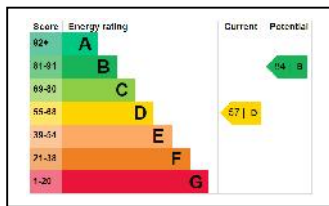


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Total Area: 91.8 m² ... 988 ft²

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. 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.