

TUDORS

Thames Meadow, West Molesey, Surrey, KT8 1TQ



Price £ 595,000 Freehold

TUDORS are pleased to offer for sale this three bedroom end of terrace home which enjoys wonderful views over Hurst Park and the River Thames. Offered to the market with **NO ONWARD CHAIN**, the property is positioned in a favourable position within the Hurst Park development which offers privacy while at the same time, stunning views up and along Hurst Park recreational gardens to the River Thames and across to St. Mary's Church.

The property does require modernisation in some areas while some areas in the property; such as the kitchen has been recently refurbished and modernised – Ideal project for someone to implement their own ideas further and realistically priced.

The accommodation comprises; an entrance hallway with storage cupboard and a downstairs cloakroom, door from the hallway opens to a bright and airy spacious living room with front aspect window, the living room then leads onto a dining room with patio doors opening onto the rear garden. The kitchen has been modernised and has many white eye/base level units/cupboards with light grey worktops and integrated oven with induction hob, dishwasher, washing machine and fridge/freezer. Stairs from the living room lead up to the landing with access to three generous bedrooms (all with built in wardrobes) and a bathroom with matching white suite. The rear double bedroom enjoys wonderful views over Hurst Park recreational fields and onto the River Thames.

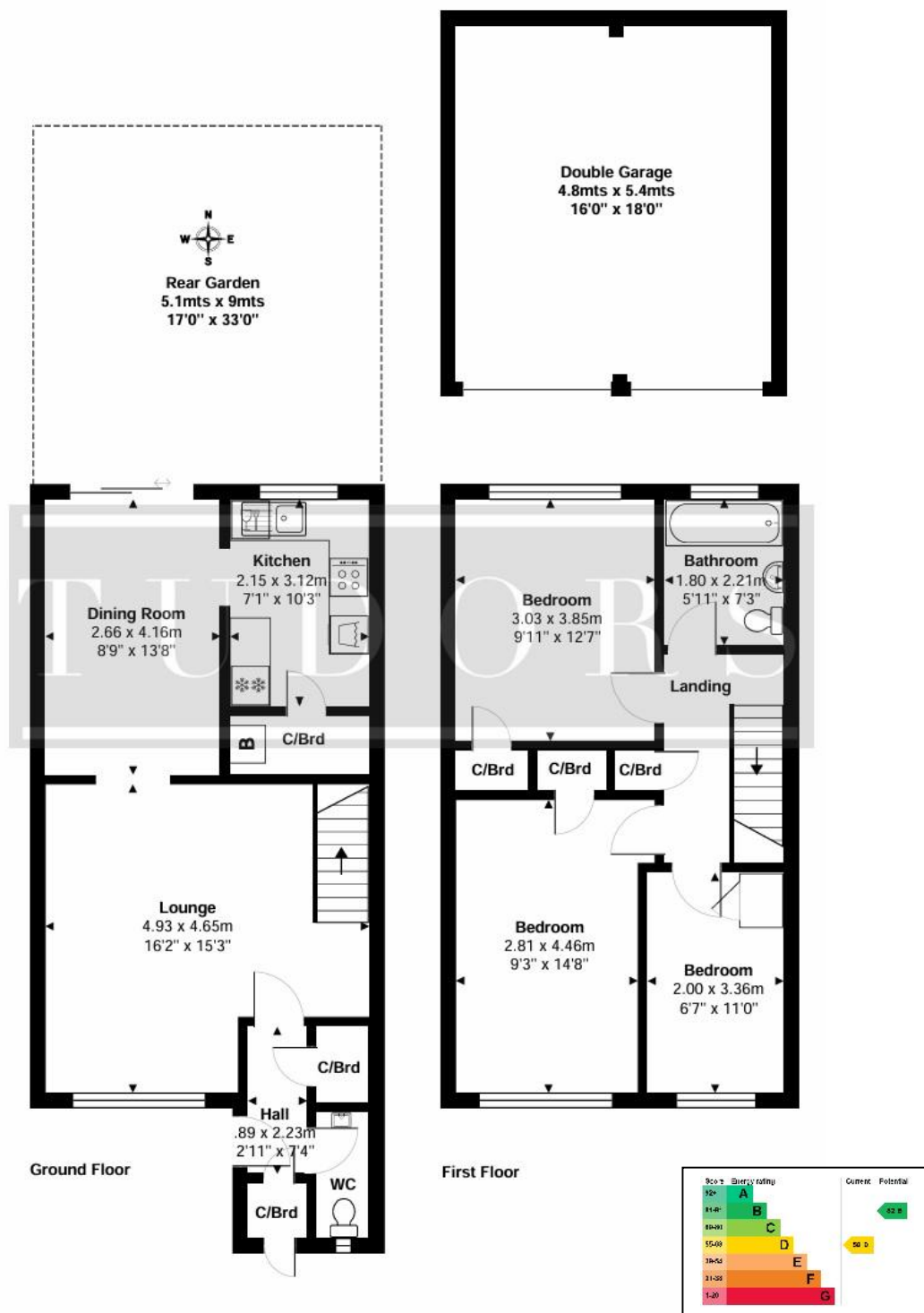
Externally there is a walled rear garden with part paved garden with many mature bushes and shrubs with rear access gate. The rear garden enjoys wonderful views of the River over the walled garden. To the front there is a pathway leading to the front door and mature shrubs and bushes either side. Other benefits include; double-glazing along with a larger than average **double garage 18ft x 16ft** in a nearby block and an attached small lock up storage area and ample unallocated residential parking. (EPC rating: D) Elmbridge Borough Council = Band D

Located close to primary schools (Hurst Park), Tesco's supermarket with post office, the River Thames with its towpath leading to Hurst Meadows and 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. East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming Pool and the Pavilion sports club are also nearby. There are also bus routes connecting East Molesey, Walton on Thames, Hersham and Kingston (with comprehensive shopping).

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PROPERTY DETAILS



Total Area: 93.5 m² ... 1006 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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The property enjoys wonderful views over Hurst Park recreational fields and the River Thames with towpath beyond



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Garage in nearby block

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Selection of photographs showing the pretty footpath next to the River Thames that leads to Hampton Court with its Palace, restaurants, shops, cafes and pubs.



A photograph showing Hampton Court Station – Ideal for the commuter into London Waterloo, zone 6 – Oyster card.