

TUDORS

Tonbridge Road, West Molesey, Surrey, KT8 2EL



Price £ 499,950 Freehold

TUDORS are pleased to offer for sale this well presented and considerably improved three double bedroom terraced home which is larger than the average terraced home with a large rear garden. Located in a favourable position within a quiet cul-de-sac the vendors have significantly improved the property with a newly installed kitchen, bathroom, electrics with fuse board, lights, most doors (including a composite front door), plantation shutters, decking in the garden, boiler and most radiators.

The accommodation comprises; an entrance hallway with wood flooring which leads to a generous living room with front aspect window, feature fireplace and wood flooring. The living room leads to a conservatory with newly added lighting with doors opening onto the rear garden. The hallway also leads to a newly installed modern handleless white kitchen with many eye/base level units/cupboards with white worktops and space for appliances. Stairs from the hallway lead to a landing with access to three impressive bedrooms and a newly installed bathroom with separate newly installed matching WC.

Externally there is a large rear garden with patio and lawn areas with recently added decking which is an ideal space to enjoy outside dining with outdoor furniture. There is also a side access gate which leads to the front where you will find a lawned garden with pathway leading to the front door. nicely kept southerly facing garden with lawn and patio area. There is also a rear and side access gates along with a timber built shed. There is a garage in a nearby block which backs onto the side of the garden – Potential to add an access door to allow direct access into the garage. To the front there is a lawned garden area with pathway leading to the front door. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band D. (EPC rating:).

The property is situated within easy reach local schools, primary shops and bus routes to Walton, Hersham, East Molesey, 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 The Wilderness/Neilsons Park along with Molesey Heath are conveniently close where you can enjoy wonderful walks – Ideal for dog walks. East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby.

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PROPERTY DETAILS

EPC and floorplan to be added

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.

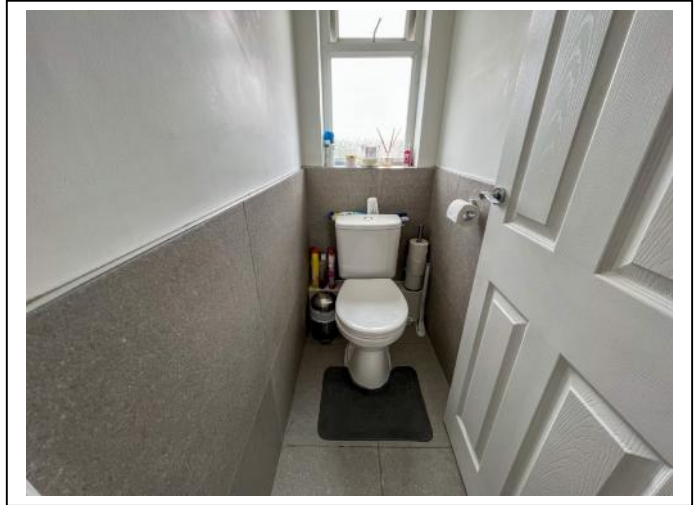
PROPERTY DETAILS



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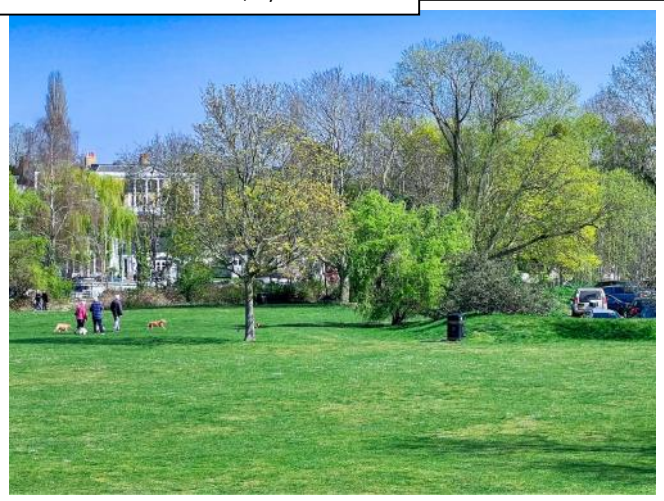
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Easy reach of Molesey Heath with local nature reserve leading to the River Mole – Ideal area for dog walking



Easy reach of Hurst Park recreational fields with the River Thames and towpath beside that lead up to Hampton Court with its Palace, cafes, restaurants, pubs and train station – zone 6, Oyster car.



PROPERTY DETAILS



Easy reach of the River Mole with bridge leading to The Wilderness recreational fields and children's playground



Easy reach of Grovelands recreational park with children's playground including outside basket ball court and tennis court

