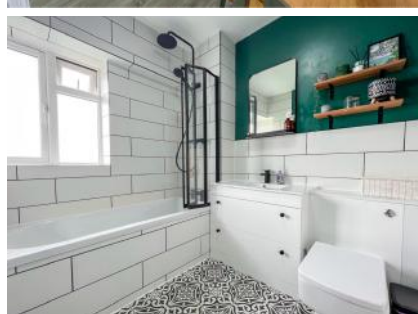


TUDORS

Spurfield, West Molesey, Surrey, KT8 1RR



**Price £ 385,000 Leasehold**

Tudors are pleased to offer for sale this superbly presented 1960s three double bedroom split level maisonette which has been considerably updated to a very high standard by the current vendors with a new kitchen and bathroom added during their ownership. Perfectly located - Tucked away at the very end of a quiet cul-de-sac, enjoying wonderful views over recreational Hurst Park fields along with southerly facing views from the rear of the property.

The accommodation comprises: a private entrance with door opening to a hallway with engineered wood flooring and storage cupboard with stairs leading to a landing with door opening onto a bright and very spacious living room with be-spoke window seat and archway leading to a superb, modernised kitchen/breakfast room with many eye/base level/units cupboards with Oak worktops and integrated fridge/freezer and dishwasher along with a space for a gas free standing oven. There is also a double bedroom on the first floor with rear aspect southerly views.

Stairs lead up to a landing with smart utility space for washing machine and tumble dryer. Further to this, the landing leads to two double impressive bedrooms both with built in wardrobes and a refurbished modern bathroom with matching suite.

Other benefits include double/glazing, gas central heating and a garage in a nearby block (approx 100 yards from the property) along with a long lease.

(EPC rating: ). Elmbridge Borough Council tax band: C

Located within the desirable Hurst Park development overlooking a green area within easy reach of East Molesey village, primary schools, Pavilion sports centre, Hurst swimming pool, Tescos supermarket and walks down the River Thames, to Bushy Park and into Hampton Court (with its Palace, restaurants, boutiques & Station – zone 6). There are also frequent buses that lead into Hampton Court, Kingston (with comprehensive shopping) and Walton on Thames (with an abundance of shops and restaurants). The convenient rail and motorway networks on your doorstep make it an ideal base from which to commute into the capital. 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.

**TUDORS**  
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

**T. 0208 224 4020**  
[www.tudorandco.co.uk](http://www.tudorandco.co.uk)

## PROPERTY DETAILS

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Floorplan and EPC to be added

**Information provided by the vendors:**

Lease length = 125 years from 1<sup>st</sup> February 1999 (86 years remaining)

Maintenance and ground Rent = Approx £200.00 per annum

Building insurance and garage insurance combined = Approx £700.00

Our vendors has informed the agent that: The block is partly Share of Freehold and the potential purchaser has an option to purchase into this.

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**



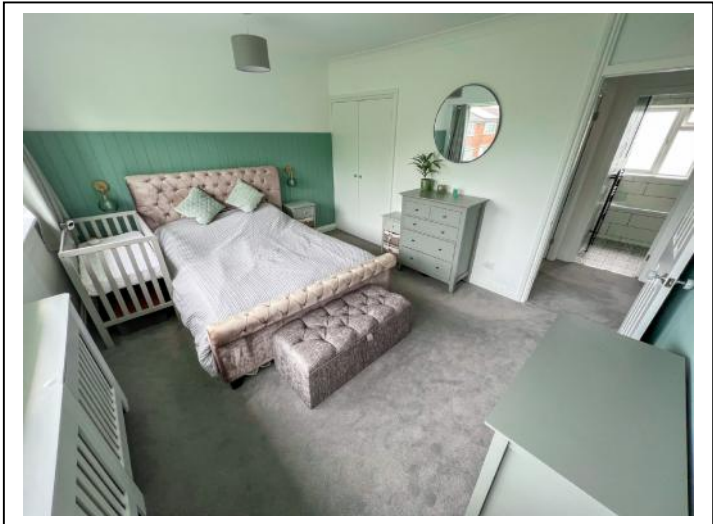
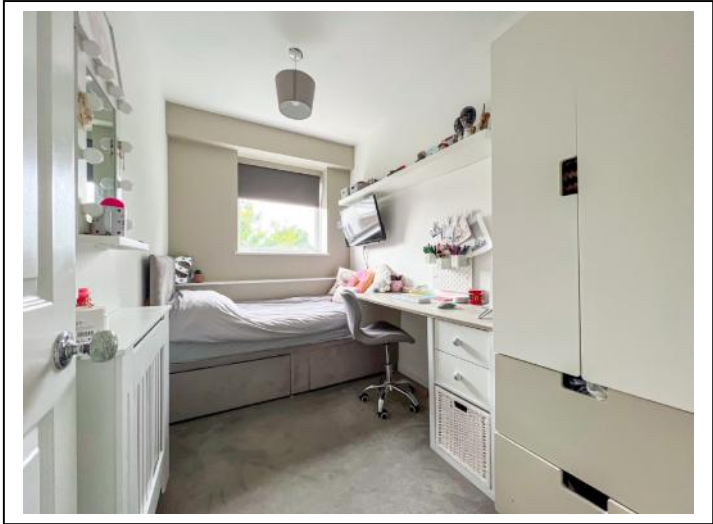
## PROPERTY DETAILS

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**PROPERTY DETAILS**

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**PROPERTY DETAILS**



Garage within nearby block – Within easy reach (approx 100 yards from the property)



Well kept recreational area within the Hurst Park - Spurfield cul-de-sac where the property is located

**PROPERTY DETAILS**



The property is within the Hurst Park development with the River Thames and towpath beside leading to Hurst Meadows with recreational fields (with wonderful views St. Mary's Church) and up to Hampton Court Place + train station and Walton on Thames

