



Molesey Park Road, West Molesey, Surrey, KT8 2JZ



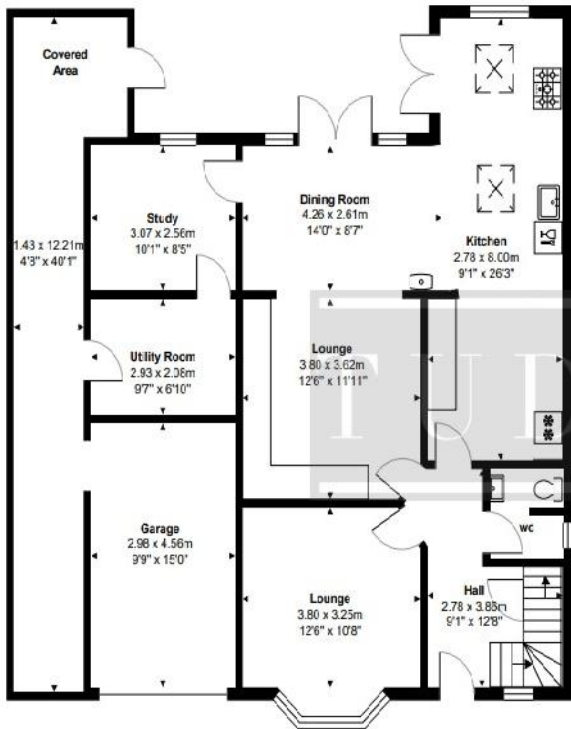
Price £ 725,000 Freehold

TUDORS are pleased to offer for sale this impressive three double bedroom detached family home which is set on a sunny aspect corner plot on the East Molesey borders. Set within yards of a cul-de-sac with a pedestrian bridge over the River Mole with wonderful views, leading to The Wilderness recreation fields/Neilson Park along with Molesey Heath 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, Hurst swimming pool and the Pavilion sports club are also nearby.

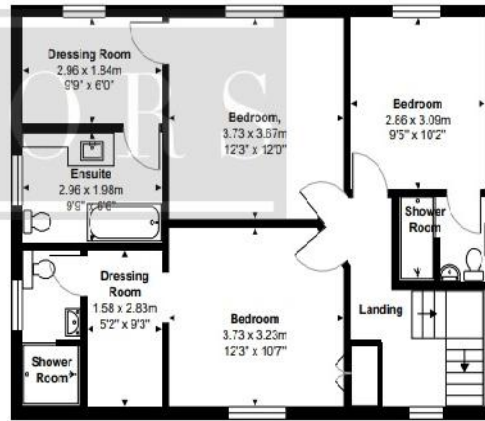
The accommodation comprises; an entrance hallway with access to a downstairs cloakroom, a front reception room with bay window, a second reception room which is being used as living room/reading room which opens onto a dining area with wood burning stove and double-glazed French doors onto the garden. The hallway also leads to an extended bright kitchen with many eye/base level units/cupboards with butler sink and skylights above. There is also a home office, a utility room with door leading to side storage with power/light which runs along the whole side of the property. Stairs from the hallway lead up to a landing with access to three double bedrooms, all the bedrooms have en-suite bath/shower rooms with two of the bedrooms having dressing rooms. Externally there is a large garden with Indian sand stone paving with lawn area, mature tree/bushes and pergola. There is also a green house and a log storage area. To the front there is a shingle stoned driveway providing off road parking with block paved pathway leading to the front door. There is an integral garage with up/over door with power/light.

Other benefits include; Double-glazing, gas central heating and solar panel. Elmbridge Borough Council: Band G (EPC rating: B).

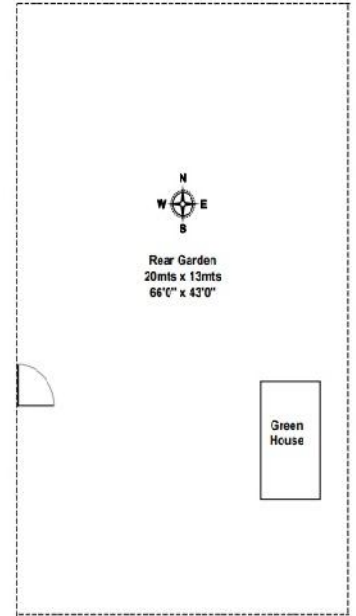
PROPERTY DETAILS



Ground Floor



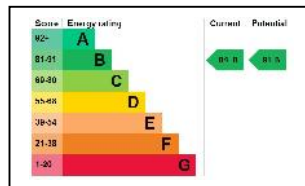
First Floor



Garden

Total Area: 197.1 m² ... 2121 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.

PROPERTY DETAILS



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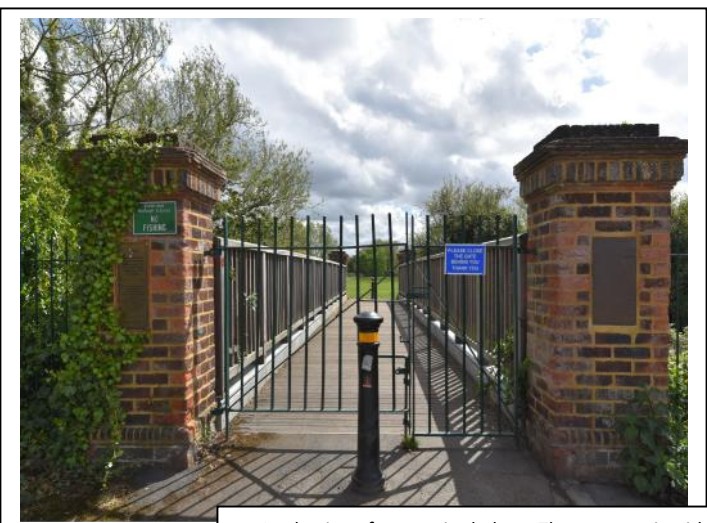
PROPERTY DETAILS



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A selection of properties below - The property is within yards of a pedestrian bridge over the Idyllic River Moles which leads to The Wilderness recreational fields/Nelisons park (Ideal for dog walking) with children's playground

PROPERTY DETAILS



A selection of properties below - The property is nearby to Hurst Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton

PROPERTY DETAILS

