



## Mountwood, West Molesey, Surrey, KT8 1RP



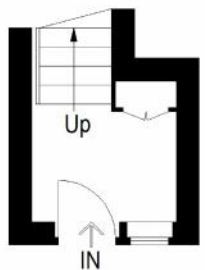
### Price £ 375,000 Leasehold

Tudors are pleased to offer for sale this superbly presented 1960s (ex-show home) two double bedroom split level maisonette which has excellent balanced accommodation arranged over two floors. 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, Tesco's supermarket and walks down the River Thames, to Bushy Park and into Hampton Court (with its Palace, restaurants, boutiques & Station – zone 6). Offered to the market with **NO ONWARD CHAIN**. 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.

The accommodation comprises; an entrance hallway with deep storage cupboards housing the electric and gas meters, newly laid carpeted stairs lead up to an extremely spacious and bright front living room with Kardean wood flooring which runs along the whole of the first floor. The living room opens onto a comfortable dining room which in turn is open plan onto a nicely presented modern kitchen (installed in 2009) with many eye/base level units/cupboards, under cabinet lighting, integrated appliances and granite worktops – Ideal room for entertaining. Further stairs lead up to the second floor with storage cupboard housing a replaced boiler installed in 2009 with further door opening to a landing area (with access to a loft with pull down insulated loft with lighting and boarding), two double bedrooms (with built in wardrobes) and a superbly presented modern bathroom (installed in 2013) with white suite. Other benefits include; a newly installed roof in 2014, a newly installed porch roof approx in 2007, a garage in a nearby block with replaced roof and garage door approx in 2007, new front door/double-glazing installed approx 2007 and gas central heating. (EPC rating: D). Elmbridge Borough Council tax band: C

# PROPERTY DETAILS

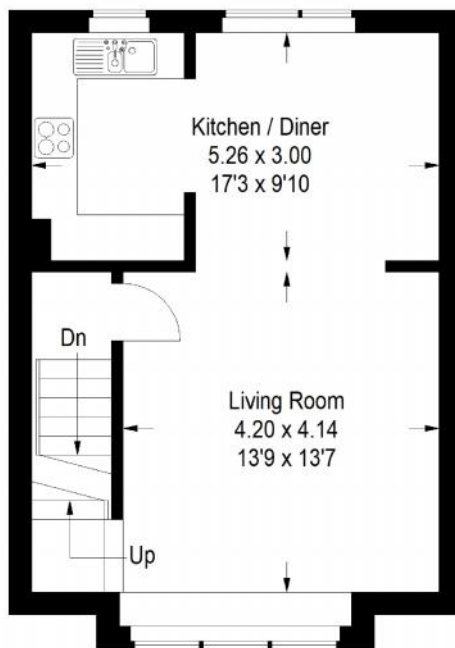
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 94.6 sq m / 1018 sq ft



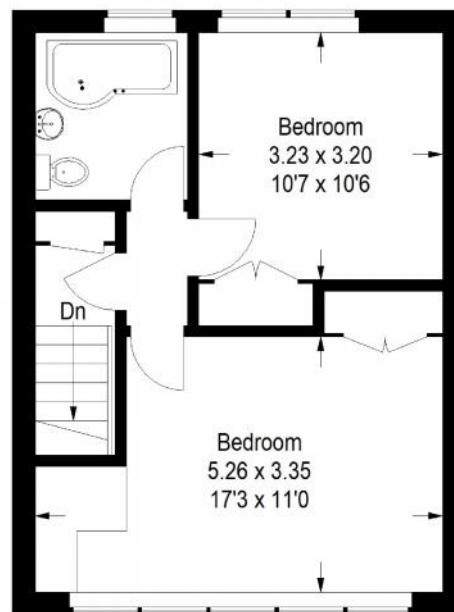
Ground Floor



(Not Shown In Actual Location / Orientation)



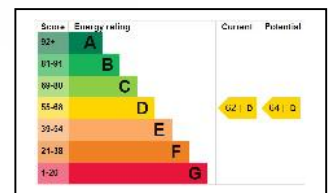
First Floor



Second Floor

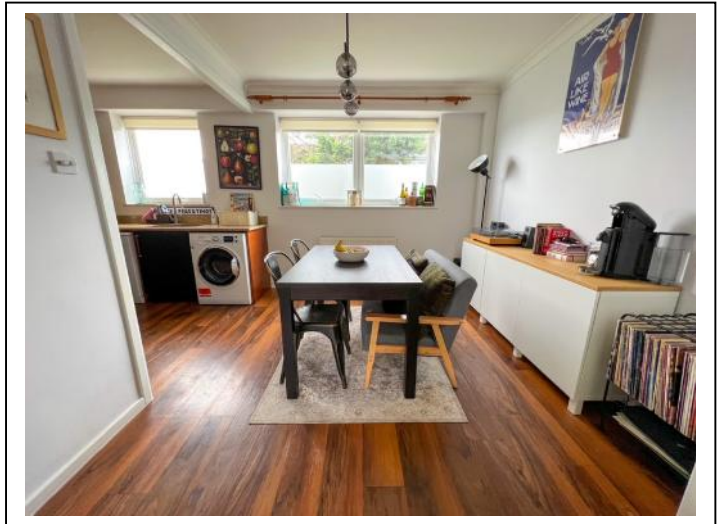
Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2021 (ID754495)

Lease = 88 years remaining  
 Maintenance and ground Rent = Approx £200.00 per annum  
 Building insurance and garage insurance combined = £700.00

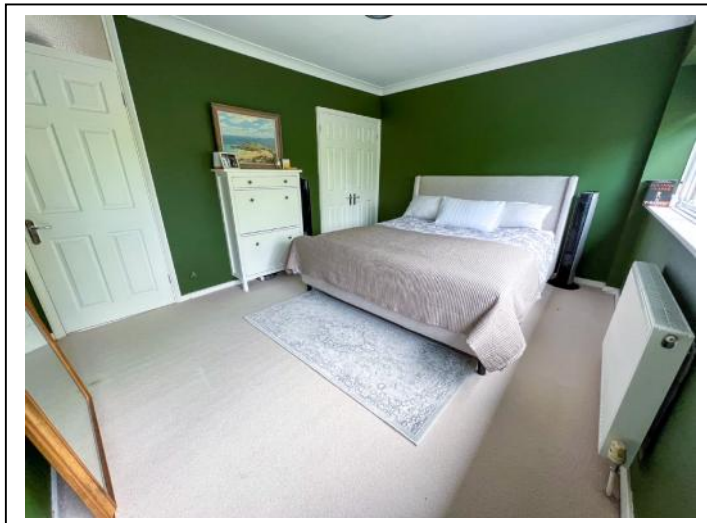


**Please Note:** These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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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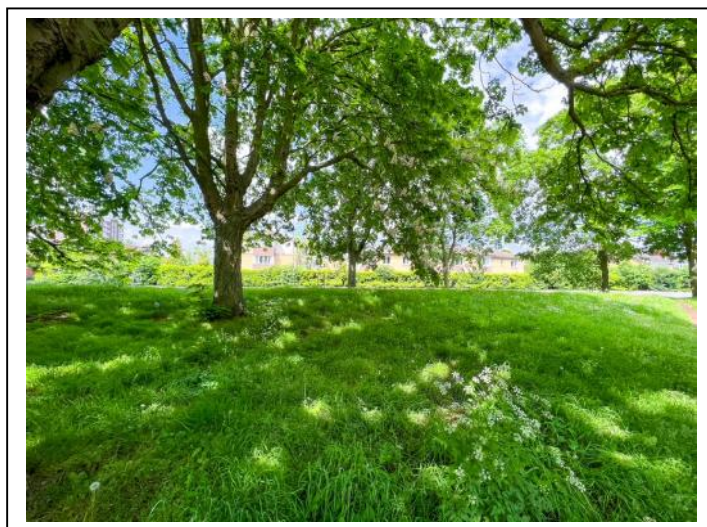
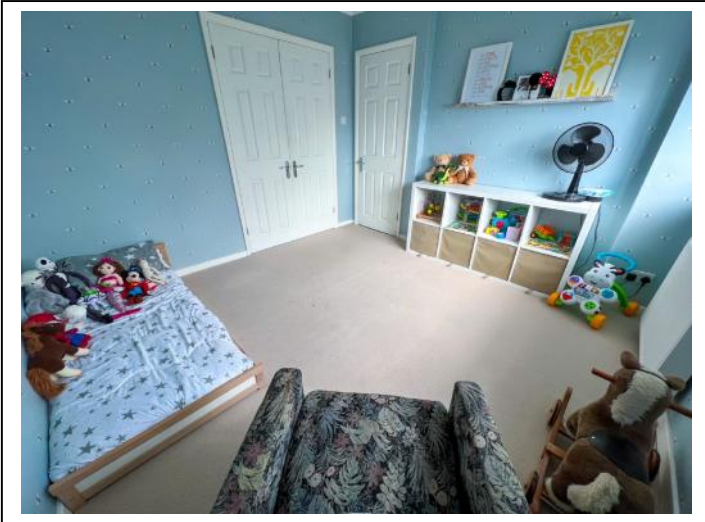


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The property also close to Hurst Park (Ideal for walking) with wonderful views St. Mary's Church in Hampton with footpath leading up to Hampton Court Place + train station and Walton on Thames

