

TUDORS

School Road, East Molesey, Surrey, KT8 0DN



**Price £ 525,000 Freehold**

Tudors are pleased to offer for sale this two double bedroom semi-detached Victorian home set in the heart of EAST MOLESEY in a highly regarded cul-de-sac with the benefit of being offered to the market with **NO ONWARD CHAIN**.

The property is located in East Molesey village shops, primary schools and Hampton Court Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6. Hurst Park with its recreational fields and Bushy Park – With over 1000 acres are also closeby along with the Wilderness with its children's play ground and recreational fields. There are also bus routes connecting East Molesey, Walton on Thames, Hersham and Kingston (with comprehensive shopping). East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby and offer plenty of leisure facilities for residents.

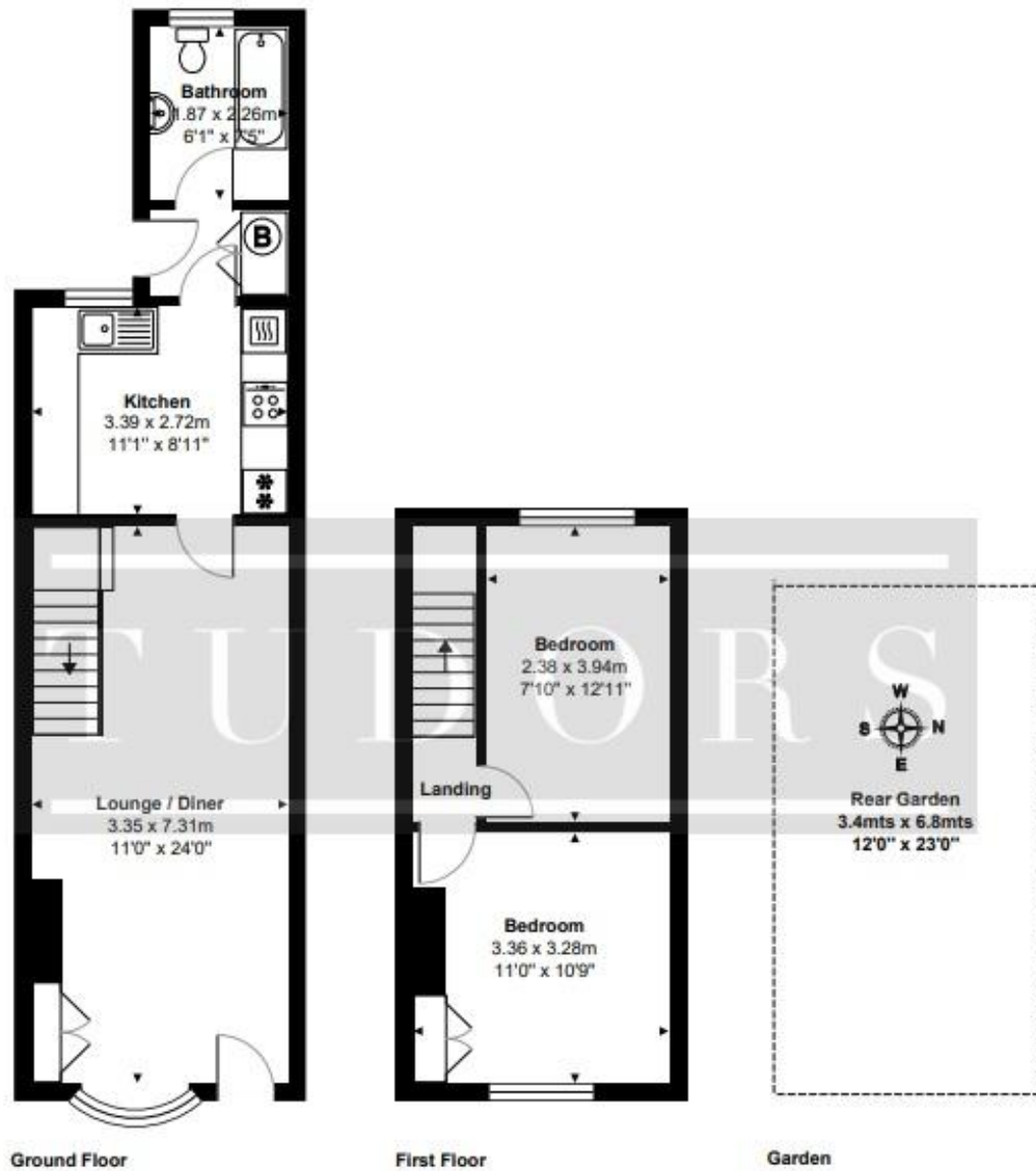
The accommodation comprises: a bright through living/dining room with fireplace and wood flooring which leads to a modern kitchen with white eye/base level units/cupboards and light grey worktops. The kitchen leads to a lobby with storage and door leading to the rear garden and a downstairs bathroom with matching suite. Stairs lead to a landing with access to two double bedrooms both with built in wardrobes.

Externally there is a low maintenance crazy paved westerly garden (Potential to add self contained home office – other examples can be seen in the road). To the front there is a low maintenance front garden with step to the front door. Other benefits include: Double-glazed windows and gas central heating. (EPC rating: ) Elmbridge Borough Council = Band E: £2,725.00

TUDORS  
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## PROPERTY DETAILS



Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

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 is within easy reach of Hurst Park and very close to Hurst Park Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton. The River Thames towpath leads up to Hampton Court with its Palace, restaurants, cafes, bars and train station – Ideal for commuter into London, Waterloo – Zone 6, Oyster Card

