

Fleetside, West Molesey, Surrey, KT8 2NQ



Direct access to garage

Price £ 499,950 Freehold

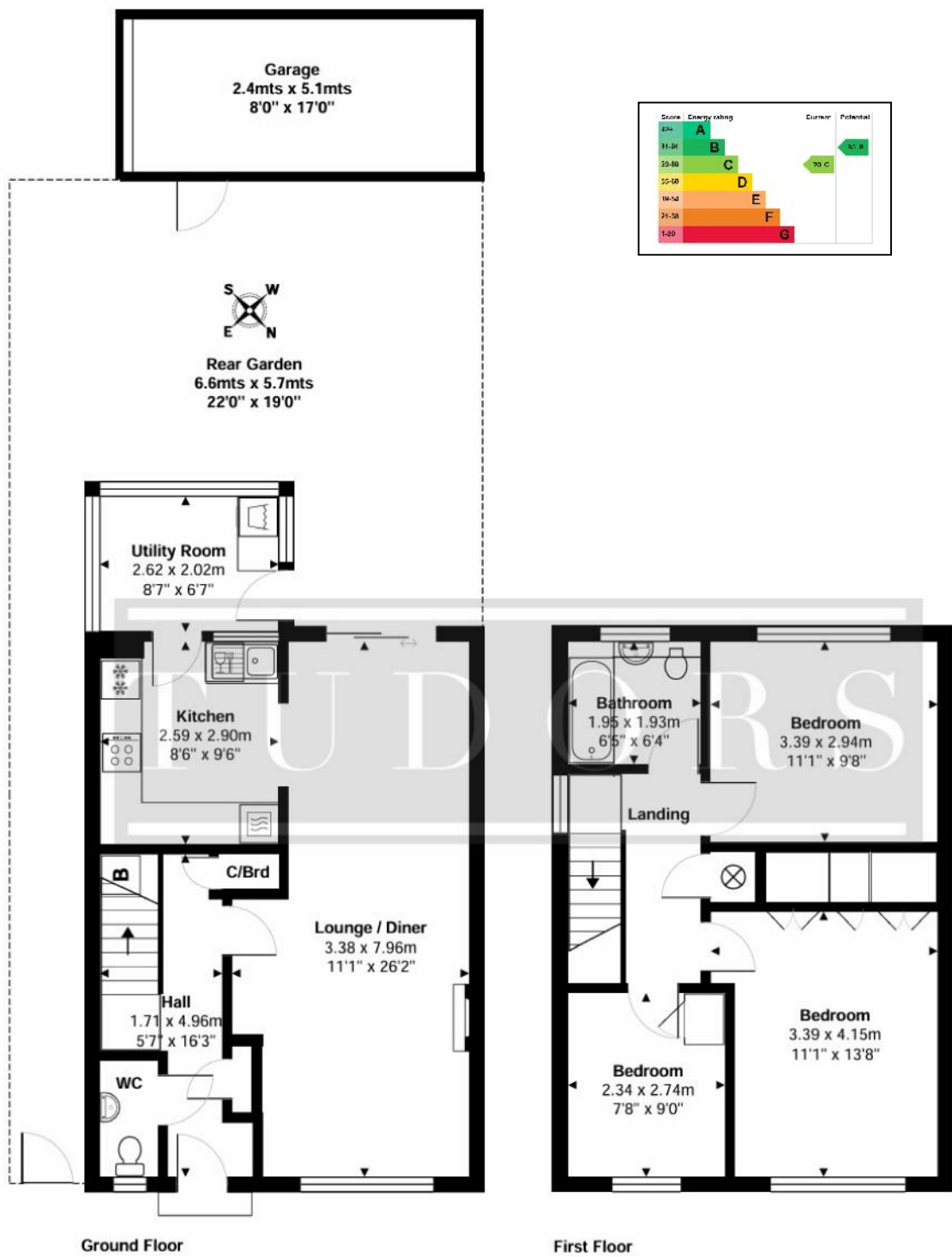
TUDORS are pleased to offer for sale this rare to the market, nicely presented three bedroom end of terraced home which is located on a bold corner plot with the benefit of a garage with direct access from the garden with parking in front (Garages in the development are normally located in a nearby block and therefore having the garage close by is rare within the development). The property has been well cared for by the current vendors and has been offered to the market with NO ONWARD CHAIN - located close to Molesey Heath where you can enjoy wonderful walks.

The accommodation comprises; an entrance hallway with storage cupboards, a downstairs cloakroom, a dual aspect, through living/dining room with double-glazed door that opens onto the rear garden. The dining area leads to a modernised and nicely sized kitchen with many eye/base level units/cupboards with space for appliances and door leading to a rebuilt lean to/utility room with door to the rear garden. Stairs from the hallway lead to a landing with access to three bedrooms (two bedrooms have built in wardrobes) and a modern bathroom with matching white suite.

Externally there is a well maintained southerly garden which has artificial grass with patio area and well stocked border plants. There is also the added advantage of direct access to a garage with up/over door with off road parking in front. To the front there is a corner plot lawned garden. Other benefits include; Double-glazing, gas central heating and a recently added boiler (vendors have confirmed). (EPC rating: C). Elmbridge Borough Council: Band D.

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.

PROPERTY DETAILS



Ground Floor

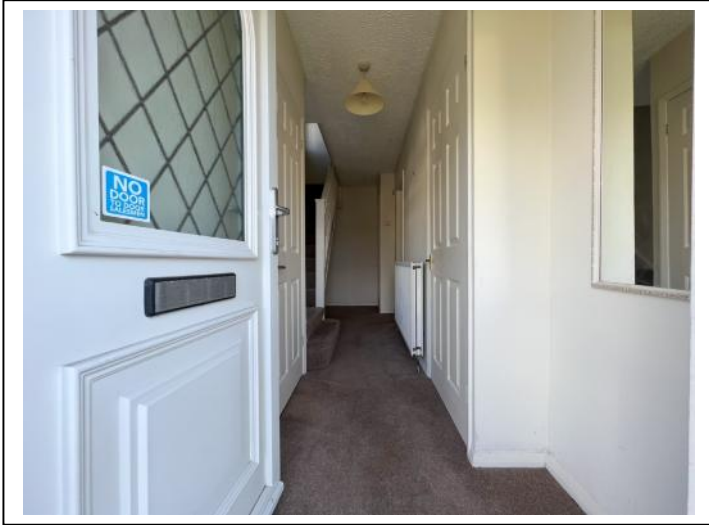
First Floor

Total Area: 93.8 m² ... 1010 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.

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Easy reach of Molesey Heath with local nature reserve leading to the River Mole and The Wilderness/Neilsons Park - Ideal area for dog walking



Easy reach of Grovelands recreational park with children's playground, tennis courts and basketball court – Ideal for walks

PROPERTY DETAILS



Within easy reach of Hurst Park with towpath and River Thames beside which leads to Hampton Court with its restaurants, cafes, pubs, shops, Palace and train station – Ideal for walks