

TUDORS

Avern Road, West Molesey, Surrey, KT8 2JB



Price £ 650,000 Freehold

Tudors are pleased to offer for sale this well-appointed, two double bedroom Victorian semi-detached home with a double rear extension offering a larger kitchen/dining room area and an upstairs bathroom complementing the downstairs shower room. Offered to the market with **NO ONWARD CHAIN**, the property has charm, character and has been well cared for - but at the same time offers an ideal refurbishment opportunity for someone wanting to implement their own ideas and/or extend the property upstairs.

Located on a quiet road, close to the East Molesey border, the property is within a few minutes' walk of East Molesey village shops, primary schools, public library and local recreational parks, including a towpath along the River Thames to Hampton Court with its Palace, restaurants, boutiques and cafés. Local bus routes connect to Kingston, Walton, Bushy Park and Hampton Court train station - Oyster zone 6 - with direct trains to London Waterloo. The local football club, rowing club, sailing club, cricket club, Pavilion sports club and Hurst swimming pool are all nearby.

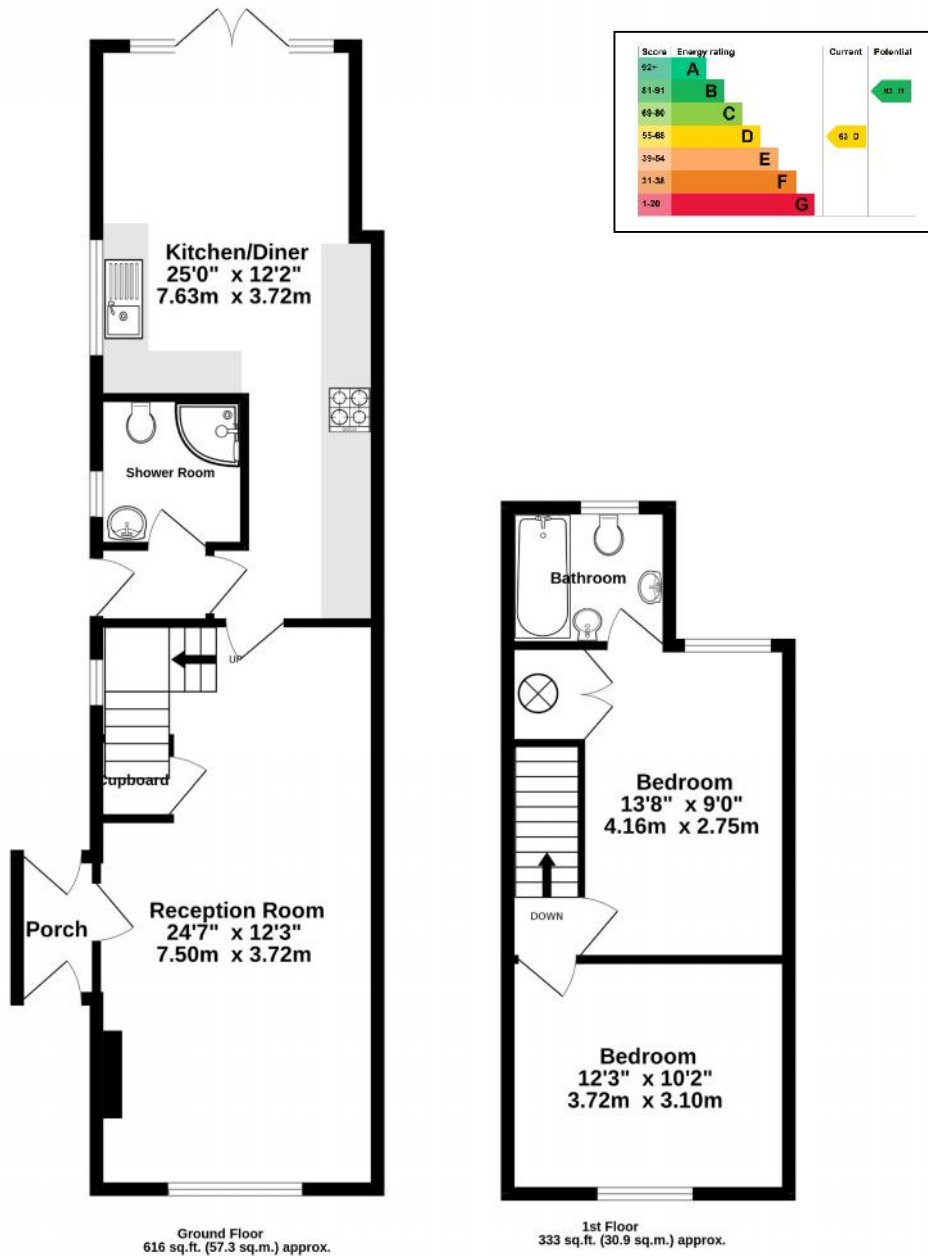
The property comprises; a small entrance hallway/lobby with front and rear doors either end, useful for bicycle access. There is an impressive 24ft living room with front aspect window, gas flame fireplace and understairs storage. The living room leads onto a utility area and a downstairs shower room with WC. There is an extended 25ft kitchen/dining room with double-glazed French doors onto the garden. The kitchen has many eye/base level units/cupboards with worktops and ample space for appliances. Stairs lead up to a landing with access to two double bedrooms, one with ensuite bathroom. Plenty of loft space, also with the potential of conversion - STPP - to add value to the property and benefit from further living space.

Externally there is a large rear garden with patio and lawn areas along with many shrubs and border plants and a timber-built shed. To the front there is a pretty garden with many mature evergreen plants and a pathway leading to the front door. Other features include: double-glazing, gas central heating. (EPC rating: D) Elmbridge Borough Council = Band E: £2,724.34

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PROPERTY DETAILS



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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A selection of photographs - The property is within easy reach of Green Lane with its pedestrian bridge over the Idyllic River Mole enjoying wonderful views which leads to The Wilderness recreational fields with children's playground



A selection of photographs - The property is within easy reach of Hurst Park with the River Thames and towpath leading up to Hampton Court with its Palace and Station. Also close to Hurst Meadows which is part of the Hurst Park development.