

TUDORS

Kings Chase, East Molesey, Surrey, KT8 9DQ



Price £ 425,000 Freehold

TUDORS are pleased to offer for sale this well appointed and attractive two double bedroom staggered end of terrace home which is tucked away towards the end of a quiet cul-de-sac, enjoying peaceful views within the highly regarded Kings Chase development. The property enjoys an abundance of natural light and offers excellent, well-balanced accommodation over two floors.

Offered to the market with **NO ONWARD CHAIN**, the property comprises; an entrance hallway, a bright nicely sized living/dining room with front aspect window and a door leading to a kitchen/breakfast room with many eye/base level units/cupboards with free standing cooker, washing machine and a fridge/freezer. Stairs from the living room lead up to a landing with access to two double bedrooms and a bathroom with matching suite.

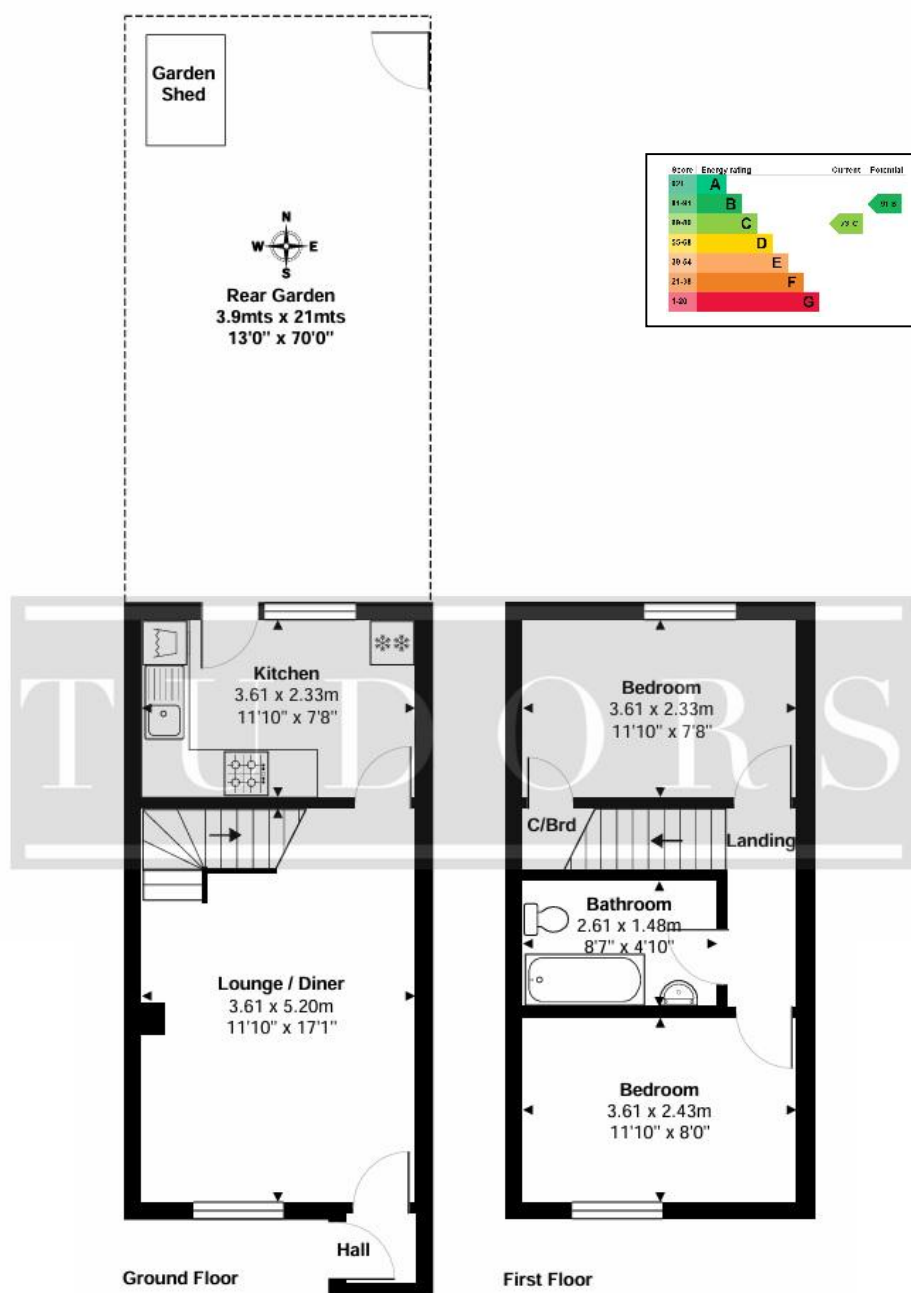
Externally there is a well cared for rear garden which is mainly laid to lawn with a patio area and a timber built shed with access to the private parking area with two parking spaces. The rear garden enjoys wonderful views beyond of Hurst Park. To the front there is a lawned garden with pathway leading to the front door. Other benefits include; part double-glazing and gas central heating, (EPC rating: C) - Elmbridge Borough Council = Band D

The house is well located, being close to excellent primary schools, Tesco supermarket and Post Office, Hurst Park and the River Thames with its towpath leading to Hampton Court with its Palace, restaurants, boutiques, cafes and train station **(Ideal for the commuter into London Waterloo, Oyster card - zone 6)**. Also close by are, The Royal Bushy Park enjoying over 1000 acres of wonderful parkland, as well as a number of sports clubs including East Molesey Cricket Club, Molesey Rowing Club, Molesey Football club, Hurst swimming Pool and The Pavilion Sports Club. There are also bus routes connecting East Molesey to Walton-on-Thames, Hersham and Kingston-upon-Thames (with its comprehensive shopping).

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PROPERTY DETAILS



Total Area: 56.5 m² ... 608 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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Parking which can be accessed directly via the rear gate from the garden

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Towpath with River Thames beside leads from Hampton Court, through to Hurst Park recreational fields and onto Walton on Thames – Ideal for an afternoon stroll or dog walking



A selection of photographs of 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

