

TUDORS

Ivydene, West Molesey, Surrey, KT8 2HG



**Price £ 650,000 Freehold**

Tucked away towards the end of a quiet cul de sac is this four bedroom semi detached home which has been extended and improved over the years of ownership. Well cared for over the years the property has been offered to the market with **NO ONWARD CHAIN.**

Set in a quiet cul-de-sac within easy reach of local shops, primary schools, Molesey Heath (where you can enjoy wonderful walks) and recreational parks with children's playground, basketball and tennis courts. Within yards of bus routes connecting Walton on Thames, 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's Hurst Park 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.

The accommodation comprises; an extended entrance hallway which leads to a home office with front aspect window and a nicely sized living room both rooms having the benefit of plantation shutters on the windows. The living room leads onto a comfortable dining room which in turn leads to an inner lobby which leads to a downstairs WC with sink and a separate utility room. There is also a stunning kitchen / breakfast room extension complemented with a vaulted ceiling with Velux windows. The kitchen has many eye/base level units/cupboards with space for appliances. There is also the extra benefit of a conservatory with French doors opening onto a westerly garden.

Stairs from the hallway lead up to a landing with access to four bedrooms, master with en-suite and a separate family bathroom with matching white suite.

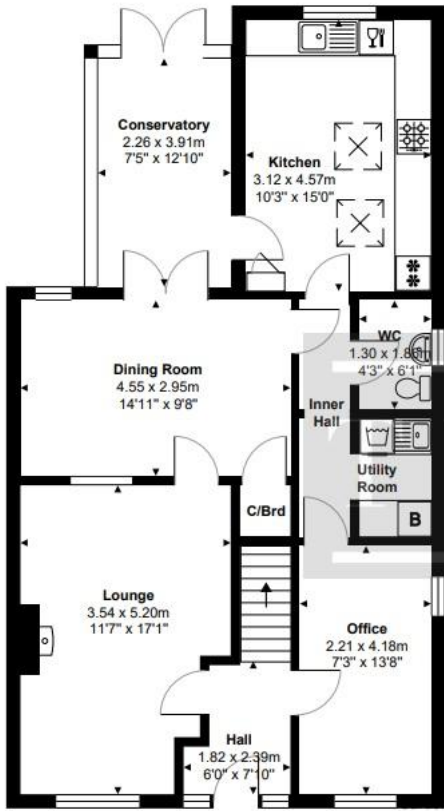
Externally there is a large private sunny aspect garden which is mainly laid to lawn with mature shrub borders with a tree and a shed. There is also a side access gate leading to the front garden which has been block paved providing ample off road parking.

Other benefits include double glazing and gas central heating. (EPC rating: D). Elmbridge Borough Council: Band E.

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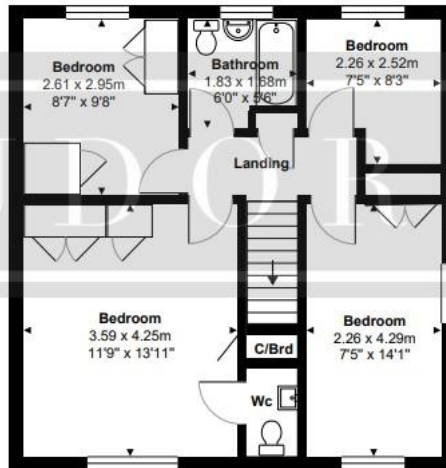
# PROPERTY DETAILS



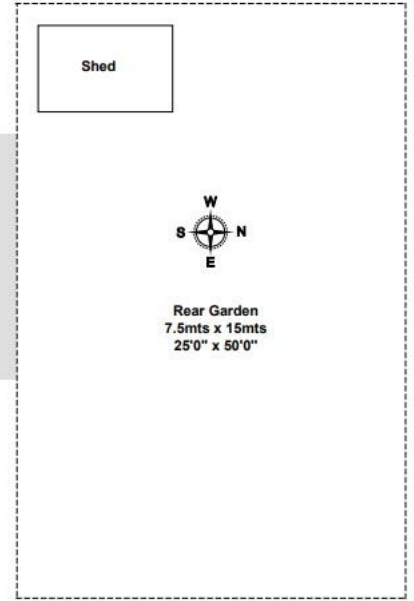
Ground Floor

Total Area: 132.9 m<sup>2</sup> ... 1430 ft<sup>2</sup>

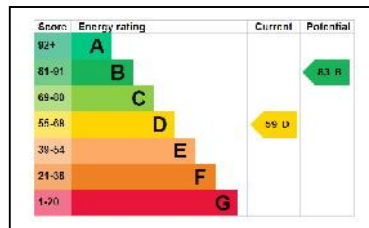
All measurements are approximate and for display purposes only.



First Floor



Garden



**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 – Ideal area for dog walking





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Continued photographs of: Easy reach of Molesey Heath with local nature reserve leading to the River Mole – Ideal area for dog walking



Easy reach of the River Mole with bridge leading to The Wilderness recreational fields and children's playground



## PROPERTY DETAILS



Continued photographs of: Easy reach of the River Mole with bridge leading to The Wilderness recreational fields and children's playground



Easy reach of Grovelands recreational park with children's playground including outside basket ball court and tennis court