

TUDORS

## Buckingham Gardens, West Molesey, Surrey, KT8 1TH



### Price £ 550,000 Freehold

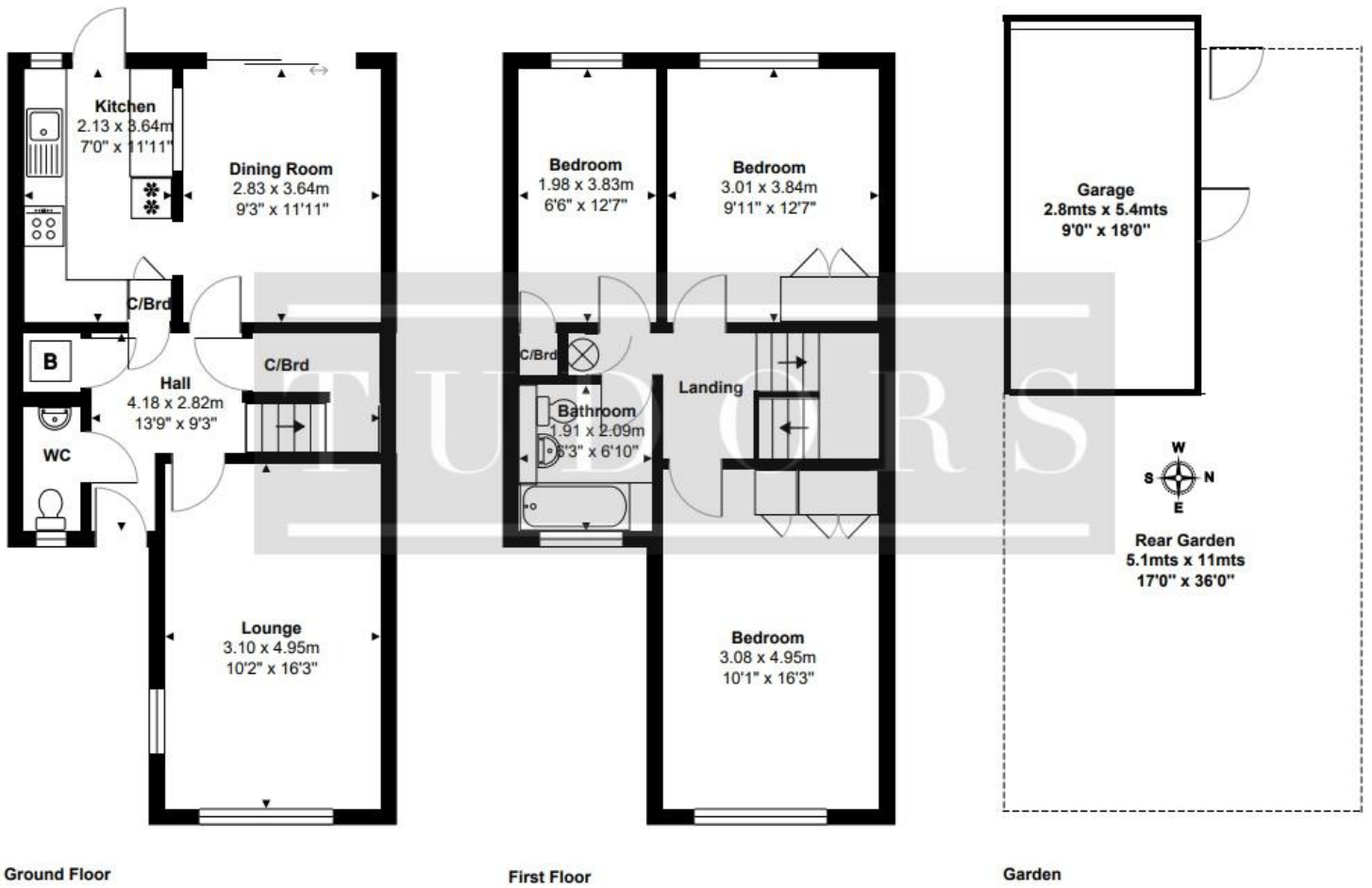
Tudors are pleased to offer for sale this staggered three bedroom terraced 'Wates' house which is located in the desirable Hurst Park development with a pretty front outlook over lawn and trees. Offered to the market with **NO ONWARD CHAIN** the property has been within the same family for circa 21 years. The property has been well cared for but does require updating in areas and is an ideal project for someone wanting to implement their own ideas.

The property is located in the Hurst Park development within easy reach of primary schools, the River Thames with its towpath leading to Hurst Meadows and 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, East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby. There are also bus routes connecting East Molesey, Walton on Thames, Hersham and Kingston (with comprehensive shopping).

The accommodation comprises: an entrance hallway with a downstairs cloakroom, a front reception room/living room with wonderful views across Hurst Park gardens and a second reception room/dining room which leads to a kitchen with double glazed patio doors opening to the rear garden. The kitchen has many eye/base units/cupboards with space for appliances and rear door leading to the garden. Stairs from the hallway lead up to a landing with access to two double bedrooms (all with built in wardrobes), a single bedroom and a bathroom with matching suite.

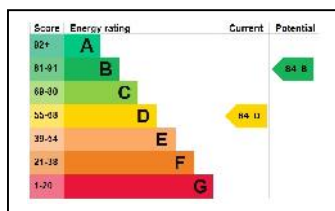
Externally there is a garden with patio Westerly facing garden with rear access gate leading to two parking spaces. The garden also has direct access to a garage with power/light and up/over door. Other benefits include: Double-glazed windows. (EPC rating: D) Elmbridge Borough Council = Band D

# PROPERTY DETAILS



Total Area: 93.0 m<sup>2</sup> ... 1001 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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Garage with 2 parking spaces



The property is within 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

