

TUDORS

Molesey Park Avenue, West Molesey, Surrey, KT8 2LD



Price £ 699,950 Freehold

Tudors are pleased to offer for sale this extremely well presented and well appointed three bedroom, two bathroom semi-detached family home which is tucked away towards the end of a quiet cul-de-sac, with the benefit of a kitchen extension with doors opening onto a pretty rear garden. The current vendors have enjoyed living in the cul-de-sac and have continued to improve their home and this is the first time the property has been available since 38 years of ownership.

Located on the borders of East Molesey within easy reach of a pedestrian bridge over the River Mole with Idyllic views, leading to The Wilderness recreation fields/Neilson Park along with Molesey Heath where you can enjoy wonderful walks – Ideal for dog walks. Within easy reach of East Molesey village shops, outstanding primary schools and bus routes to Walton, Hersham, 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 East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby.

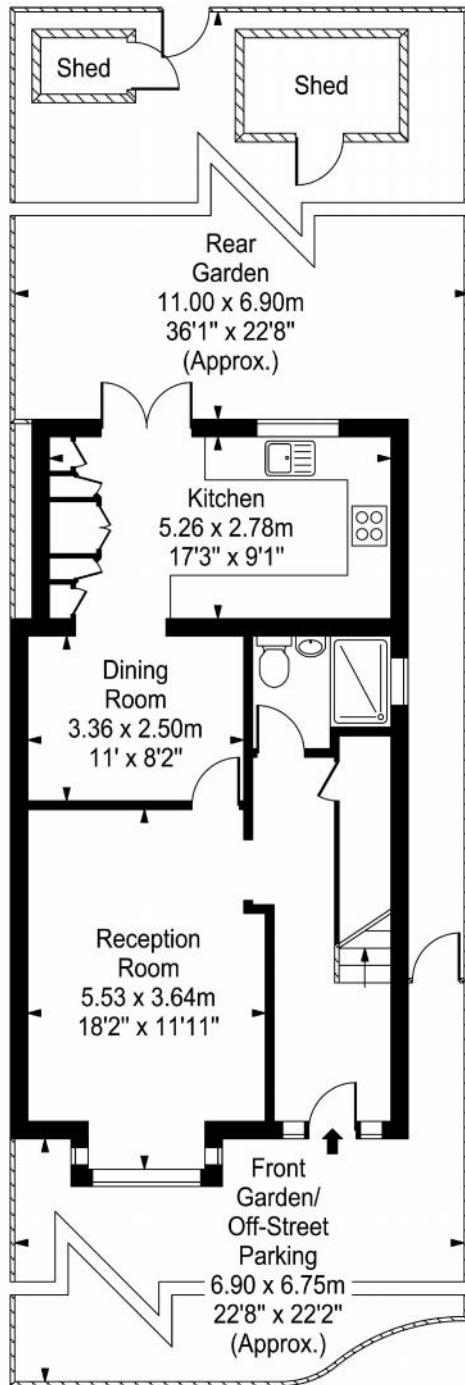
The accommodation comprises; a slate step leads to a white composite front door to a grand welcoming entrance hallway with real Oak flooring leading to under-stairs storage with water softener and a smartly presented downstairs double shower room with W.C and travertine wall and floor tiling. The hallway also leads onto an impressive 18ft living room (larger than original living room) with bay window which enjoys an abundance of natural light. The living room then leads onto a second reception room/dining room which then opens up on to a bespoke Maple kitchen. The kitchen has many wood eye/base level units/cupboards which was recently updated with white stone worktops and up stands along with a 'Quooker' boiling tap for instant hot water – Ideal room for entertaining with footings deep enough for scope for a second storey extension (S.T.P.P) – Other similar properties can be seen in the road with the double extension. Stairs from the hallway lead up to a landing with access to three bedrooms (all three bedrooms have built in wardrobes) and a modernised contemporary bathroom with original deep cast iron white roll top bath and modern tiling. The landing also leads the part-boarded and insulated attic via a loft hatch with extendable ladder.

Externally there is a well loved garden with many mature plants and bushes with centralized paving area (ideal for seating a dining table and chairs) and artificial grass. There is side and rear access gates along with a timber store, two storage sheds, outside lighting and outside tap. To the front where you will find a low maintenance block paved garden providing off road parking for two cars. Other benefits include; Double-glazing, gas central heating with updated condensing boiler, shutters in all windows to the front of the property, engineered wood parquet flooring, Ring door bell and a Yale security alarm. (EPC rating: C) Elmbridge Borough Council = Band D: £2,229.00

TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 ODP

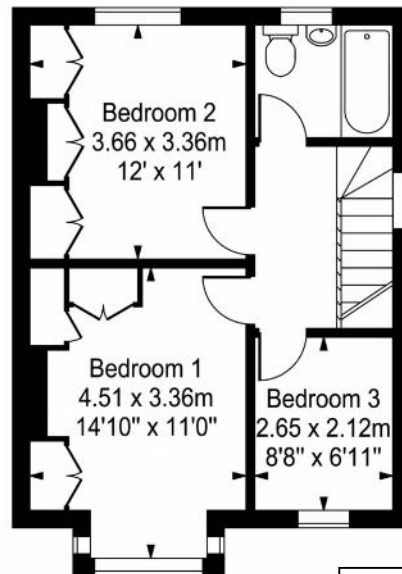
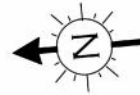
T. 0208 224 4020
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PROPERTY DETAILS

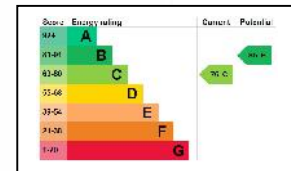


Ground Floor

Approx. Gross Internal Area
103 Sq M - 1108 Sq Ft



First Floor



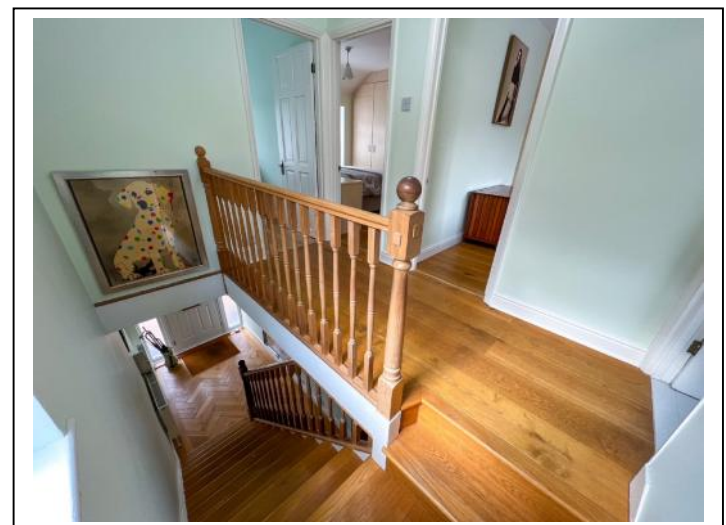
Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

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 properties below - The property is within yards of a pedestrian bridge over the Idyllic River Moles which leads to The Wilderness recreational fields/Nelsons park (Ideal for dog walking) with children's playground

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A selection of properties below - The property is nearby to Hurst Meadows (Ideal for walking) with children's playground and wonderful views St. Mary's Church in Hampton

PROPERTY DETAILS

