

TUDORS

Adecroft Way, West Molesey, Surrey, KT8 1PH



Price £ 695,000 Freehold

TUDORS are pleased to offer to the market this well appointed three bedroom semi detached family home which is located on the East Molesey borders and offered to the market with **NO ONWARD CHAIN**. The property has been well cared for by the vendors with a stunning rear extension with smart vaulted ceiling and Velux windows allowing an abundance of natural light with bi-fold doors opening onto a large rear garden.

The property is within close proximity lots of 'green space' with many parks/recreational fields close by including; Molesey recreational fields with children's playground and tennis court, Hurst Meadows recreational fields that lead onto the highly regarded Hurst Park development with The River Thames and towpath leading to Hampton Court (which is a tourist attraction) with its Palace and there is a good selection of pubs, cafes, antique shops and restaurants along with train station that leads to London Waterloo, zone 6 Oyster card. East Molesey village shops and Library are also close by along with several primary schools, one having an Outstanding Ofsted report. Bus routes connecting Walton on Thames, Hersham, East and West Molesey, Hampton Court and Kingston upon Thames (with comprehensive shopping) are nearby. East Molesey Cricket Club, Molesey football club, Island Farm Sailing Club, Molesey Rowing Club, The Pavilion sports club and Hurst swimming pool are just a selection of exciting sporting activities that Molesey offers.

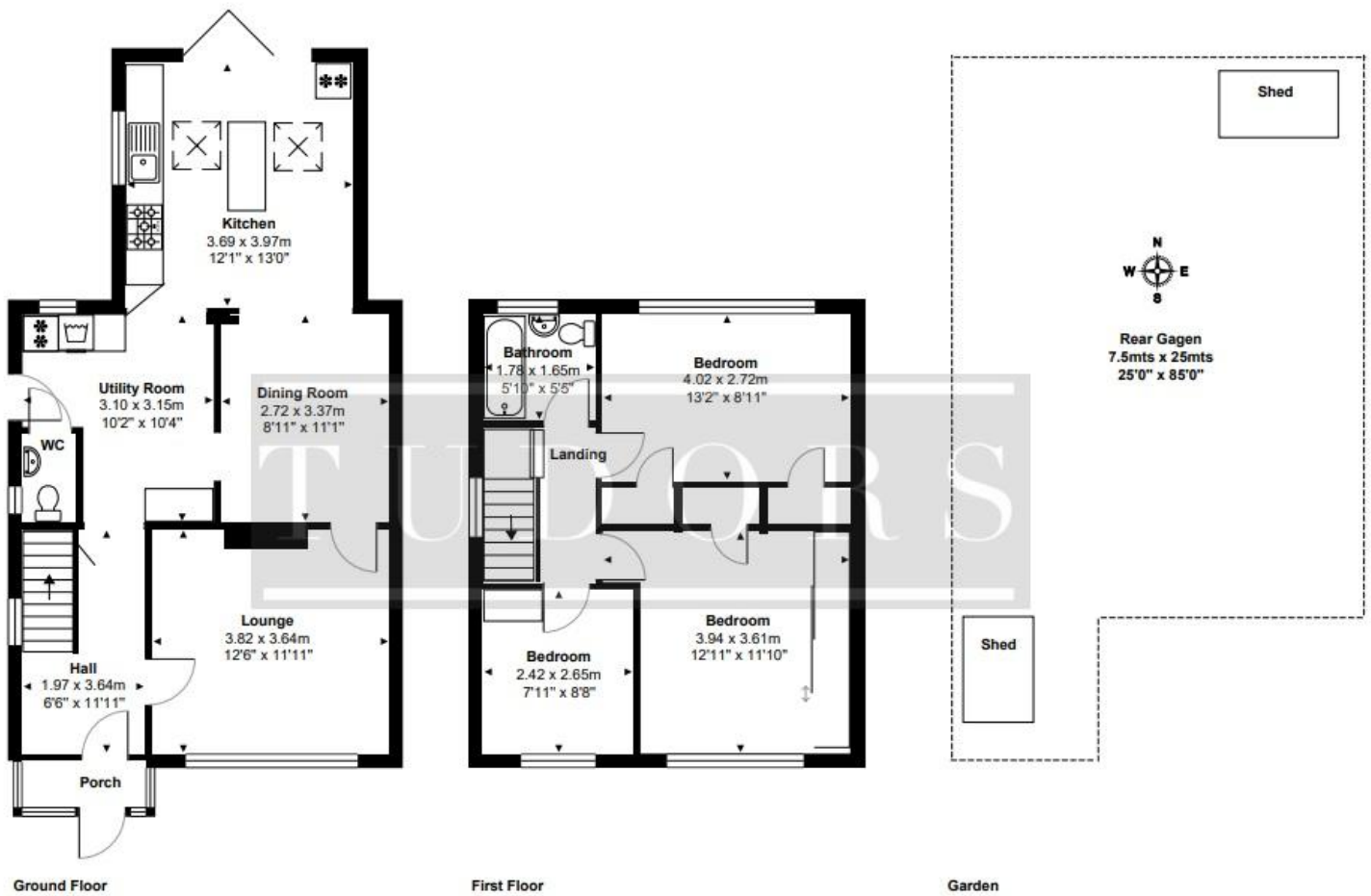
The accommodation comprises; an entrance hallway, a front reception room which is currently being used as a living room, a nicely sized second reception room which is being used as a dining room which leads onto a utility room with downstairs cloakroom and door leading to the garden. The dining room and utility room both open up onto a beautiful rear extension with a modern kitchen with breakfast bar – Ideal entertaining space. The kitchen has many eye/base level units/cupboards along with space for appliances. Stairs from the hallway lead up to; a landing with access to a loft, three generous bedrooms (two with built in wardrobes) and a bathroom with matching white suite. Potential to add loft conversion STPP - Other similar neighbouring properties can be seen in the road.

Externally there is a well maintained, well cared for large garden with Indian sand stone paving areas, lawn areas and mature ever green borders plants. At the end of the garden there is a raised wooden decking area and a timber built shed. To the side there is a side access gate leading to a front garden which has recently completed block paved driveway providing parking for three vehicles. Other benefits include: double-glazing and gas central heating. (EPC rating: C) Elmbridge Borough Council = Band d: £2,230.00

TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

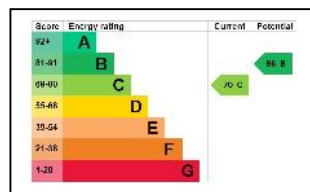
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PROPERTY DETAILS



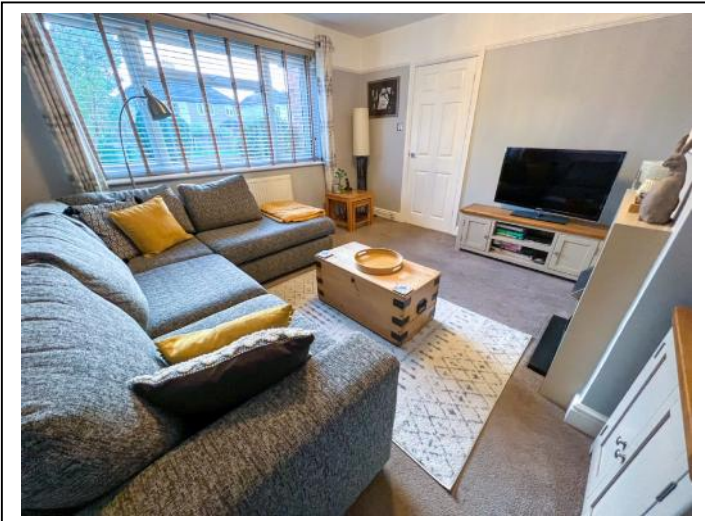
Total Area: 103.8 m² ... 1118 ft²

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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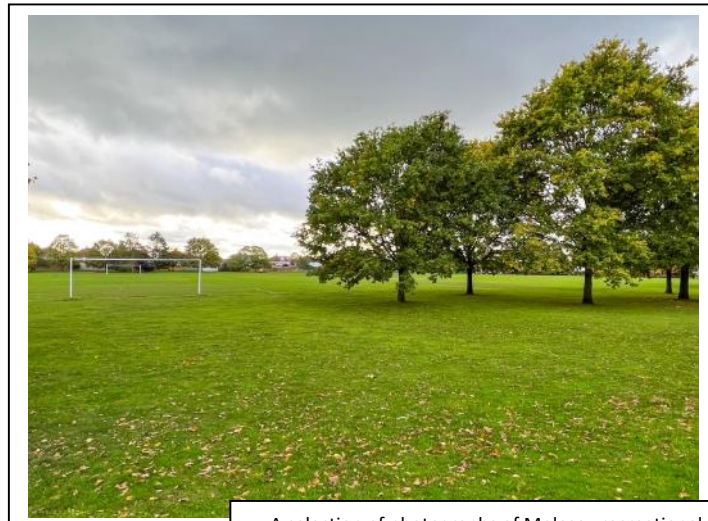


PROPERTY DETAILS



A selection of photographs – Located within easy reach of Hurst Park with The River Thames and towpath leading to Hurst Meadows and up to Hampton Court while enjoying wonderful views St. Mary's Church in Hampton.

PROPERTY DETAILS



A selection of photographs of Molesey recreational fields which is located behind the property; with children's playground, tennis court, table tennis facilities and access to Hurst swimming pool

