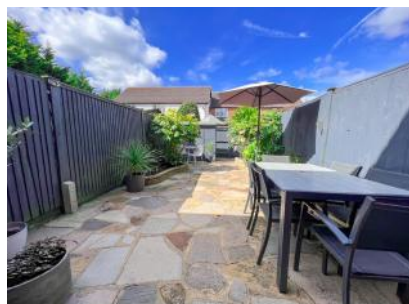


TUDORS

Cambridge Road, West Molesey, Surrey, KT8 2AU



Price £ 439,950 Freehold

TUDORS are pleased to offer for sale this two double bedroom terraced home tucked away within a quiet cul-de-sac within the popular Bishop Fox Development with the benefit of two allocated parking spaces.

Located within easy reach of primary schools (Hurst Park school), Tesco's supermarket with post office, 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, 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 smart downstairs cloakroom, a nicely sized 16ft bright living/dining room with front aspect double-glazed window and bar area. A door from the lounge leads to a modern kitchen/breakfast room with many eye/base level units/cupboards with integrated double oven, gas hob, dishwasher and space for washing machine and fridge/freezer with door leading to the rear garden. Stairs lead up to a landing with loft access and access to two double bedrooms (both with be-spoke built in wardrobes) and a modern bathroom with matching white suite and slate floor tiles.

Externally there is a westerly facing low maintenance rear garden with crazy paving leading to a timber built shed and a rear access gate. To the front there is a low maintenance artificial grass garden with pathway leading to the front door.

Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band D (EPC rating: C).

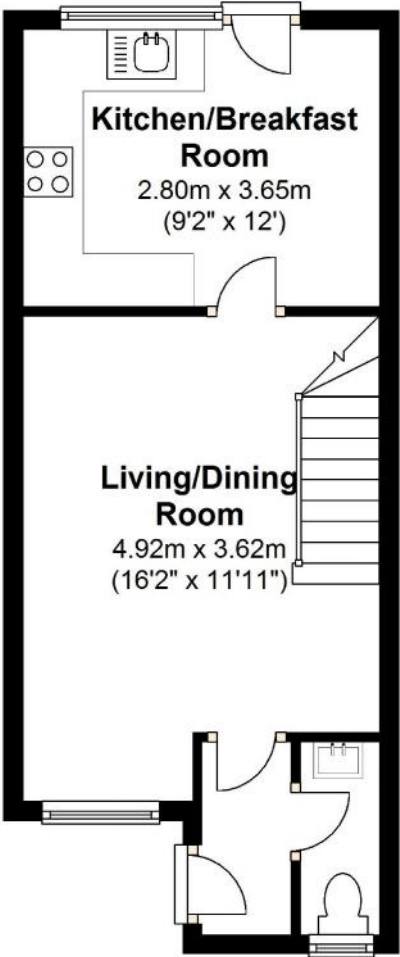
TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

PROPERTY DETAILS

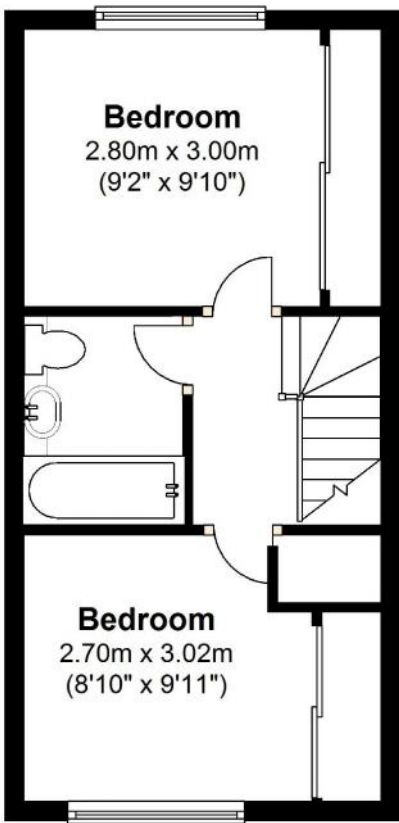
Ground Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



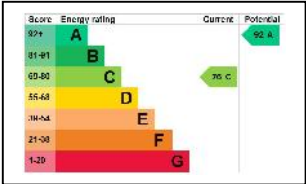
First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)

While every effort has been made to ensure the accuracy of the floor plans contained here, measurements of floors, ceilings and walls are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as a guide only. The accuracy, quality and appearance of the information here is not guaranteed and no guarantee as to their accuracy or quality can be given.

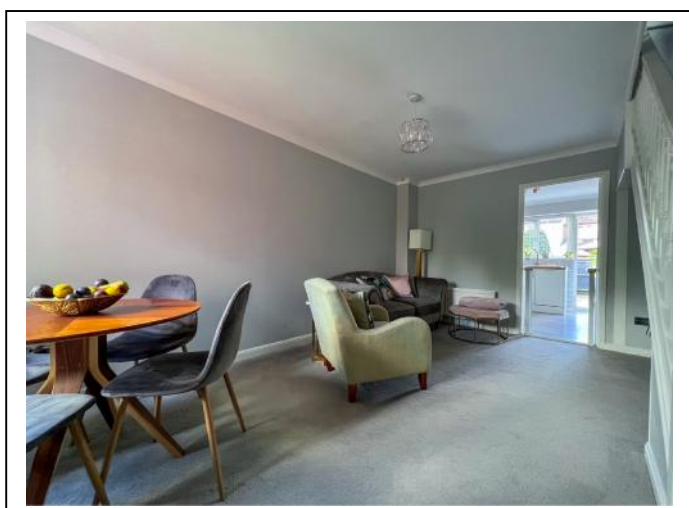
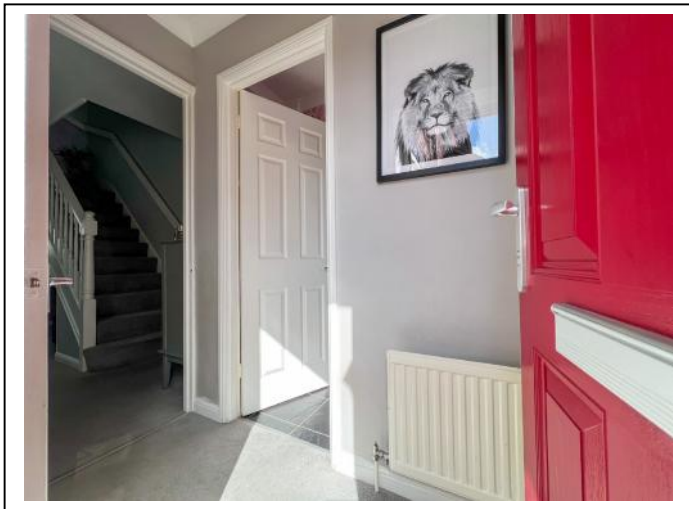


Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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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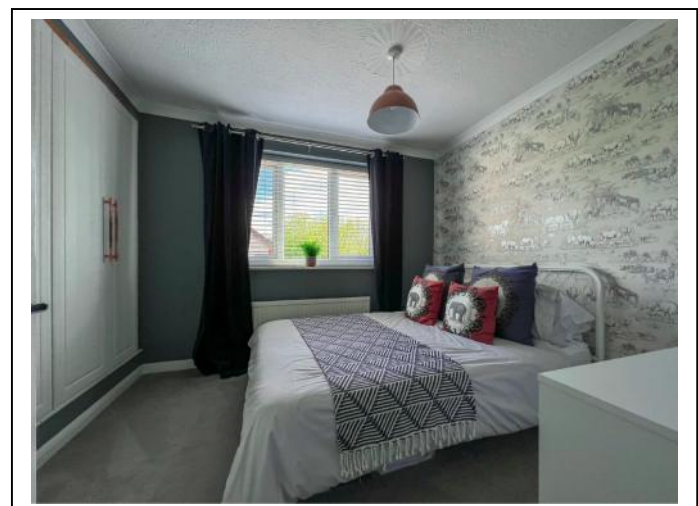
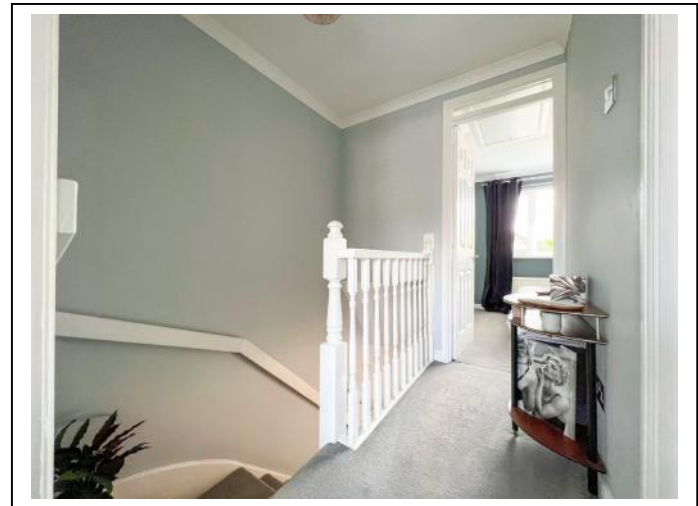
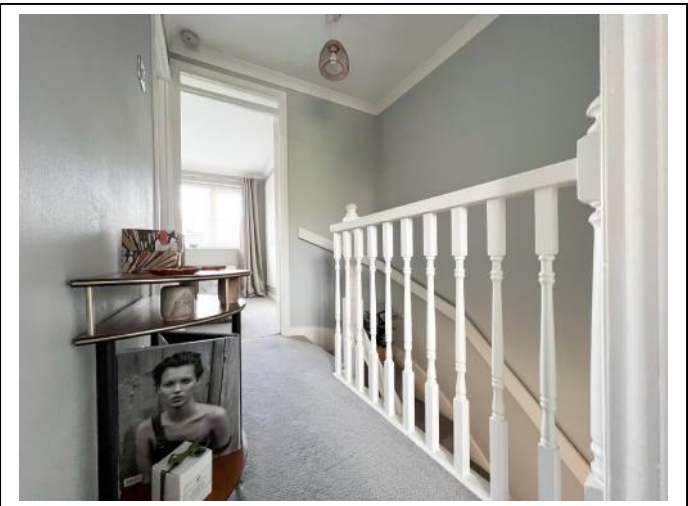
PROPERTY DETAILS



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Easy reach of the River Thames footpath where you can enjoy afternoon strolls along the Thames upto Hurst Park and Hurst Meadows recreational grounds and then up to Hampton Court with its Palace, restaurants, cafes, pubs and train station – Oyster card, zone 6. Access to the River Thames foot path via Cherry Orchard Road.

