

TUDORS

Weston Avenue, West Molesey, Surrey, KT8 1RG



**Price £ 775,000 Freehold**

Tudors are pleased to offer for sale this three/four bedroom detached Chalet style bungalow situated on possibly one of the largest plots in this popular residential road. The property has been offered to the market with **NO ONWARD CHAIN** and offers lots of scope to extend and improve (S.T.P.P). The property is an ideal opportunity for someone to implement their own ideas as the property does require modernisation in areas.

Located in a favourable wide road, close to primary schools, Tescos 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 property comprises; an entrance hallway, a front aspect living room, separate dining room with built in cupboards and double doors leading to a 16ft kitchen/dining room which overlooks the rear garden. The hallway also leads to bedroom 3 with separate bathroom and a family room/bedroom 4 with ensuite shower room and patio doors leading to the garden.

Stairs from the hallway lead up to a landing with access to two further double bedrooms with storage in the eaves.

Externally there is an impressive rear garden which is in excess of 100ft with patio, lawn area, mature shrub border plants and brick built storage/workshop which could be converted to an outside home office/garden studio. To the front there is an in and out driveway, a carport and a detached garage with power/light. Other benefits include; double-glazing, gas central heating and parquet wooden flooring in areas. (EPC rating: E) Elmbridge Borough Council = Band E: £2,639.00

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

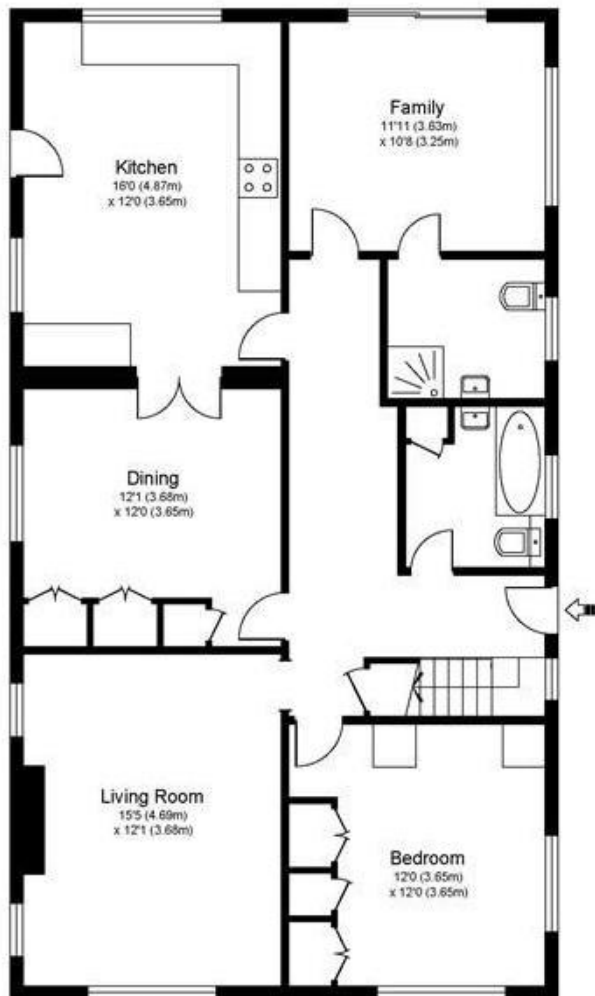
T. 0208 224 4020  
www.tudorandco.co.uk

## PROPERTY DETAILS

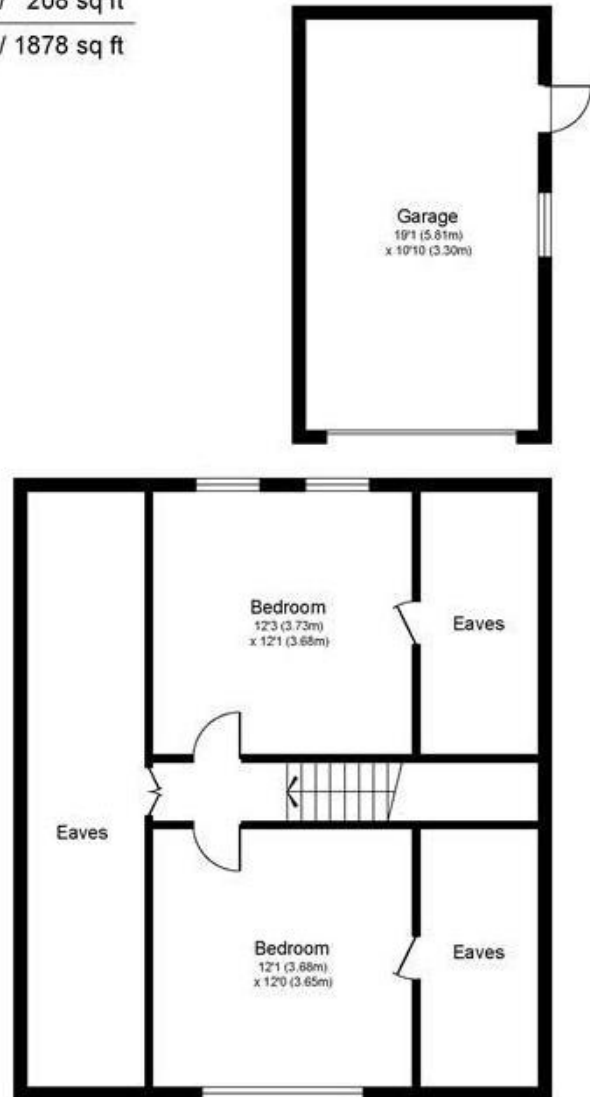
Approximate Gross Internal Floor Area: 155 m sq / 1670 sq ft

Garage Area: 19 m sq / 208 sq ft

Total Area : 174 m sq / 1878 sq ft



GROUND FLOOR



FIRST FLOOR

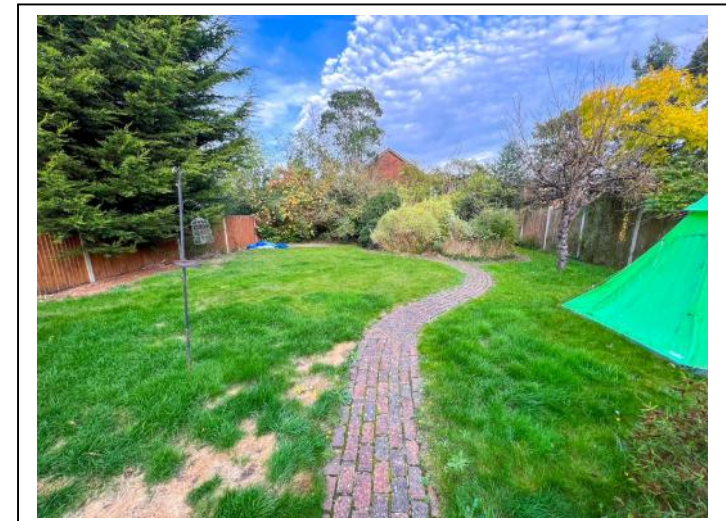
**Please Note:** These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended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

# PROPERTY DETAILS



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

