

TUDORS

Bell Road, East Molesey, Surrey, KT8 OSS



**Price £ 585,000 Freehold**

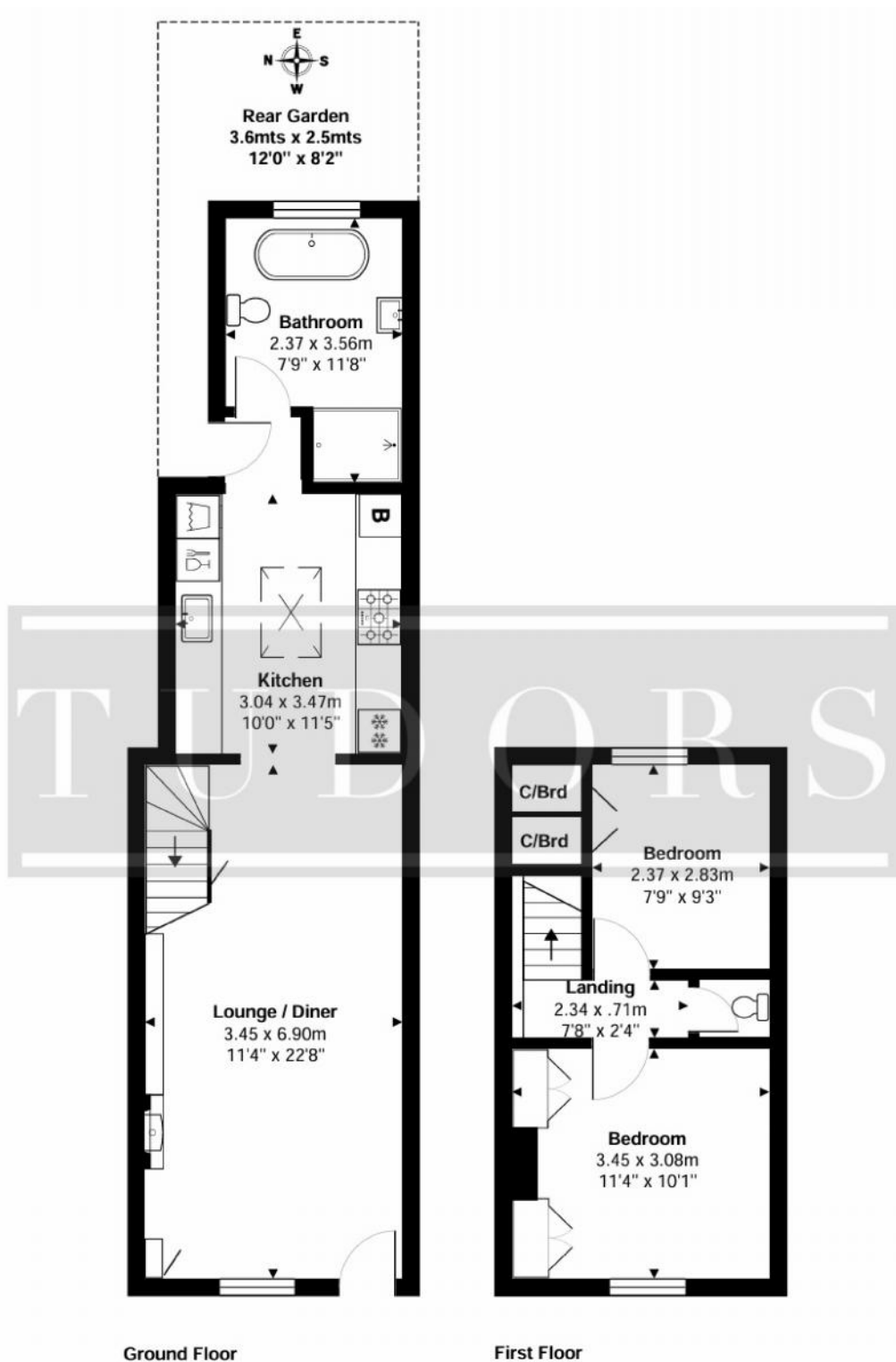
Tudors are pleased to offer for sale this well appointed, two double bedroom, Victorian home, with the benefit of a larger than average wide kitchen, two incredible double bedrooms and an upstairs WC with sink. The property has been significantly updated to a high specification throughout with a wood burning stove, a skylight in the kitchen and recently added fencing and decking in the rear garden. Located in the heart of East Molesey village, within easy reach of the village high street shops, restaurants, cafes and bars along with both The Orchard and St. Lawrence Primary Schools. The property is ideal for the London commuter as it is within a short walk from Hampton Court Station, Oyster Card - Zone 6.

This character property offers elegance and charm throughout with an impressive 22ft bright living/dining room with wood burning stove fireplace with brick surround and bespoke cupboards either side of the fireplace, Oak wood flooring and plantation shutters to the front aspect window. The dining area opens onto a wide and nicely presented kitchen with many eye/base level units/cupboards with a superb centre piece skylight that floods the room with natural light. The kitchen has a butler sink, recently added wall tiles, a stainless steel double range master oven along with space for dishwasher, washing machine and fridge/freezer. The kitchen leads to a lobby area with door leading to the rear garden and a door leading to a modern downstairs bathroom with stylish roll top bath and separate double shower.

Stairs lead up to a landing with access to impressive double bedrooms (both bedrooms with built in wardrobes) and an upstairs WC with sink which services both bedrooms. Externally, the rear garden is a pretty courtyard garden which is mainly decked with shingle stones areas for border plants to the side and bespoke bin storage. Other benefits include: Gas central heating and double-glazing. (EPC Rating = ) Elmbridge borough Council = D

Other information: The property is located close to Neilsons recreational park where you can enjoy an afternoon stroll with the River Mole being close by. Bus routes connect Hampton Court (with Hampton Court Palace and Bush Royal Park with over 100 acres), Kingston (with comprehensive shopping), Walton on Thames and Hersham village. Nearby there are many sporting facilities in the area including; East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Molesey football club, Hurst swimming Pool and the Pavilion sports club with swimming pool and Tennis Courts.

## PROPERTY DETAILS



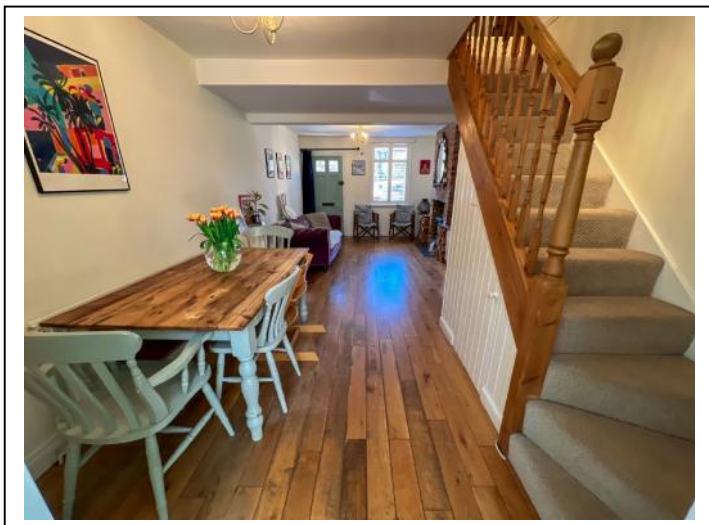
Total Area: 67.5 m<sup>2</sup> ... 727 ft<sup>2</sup>

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.

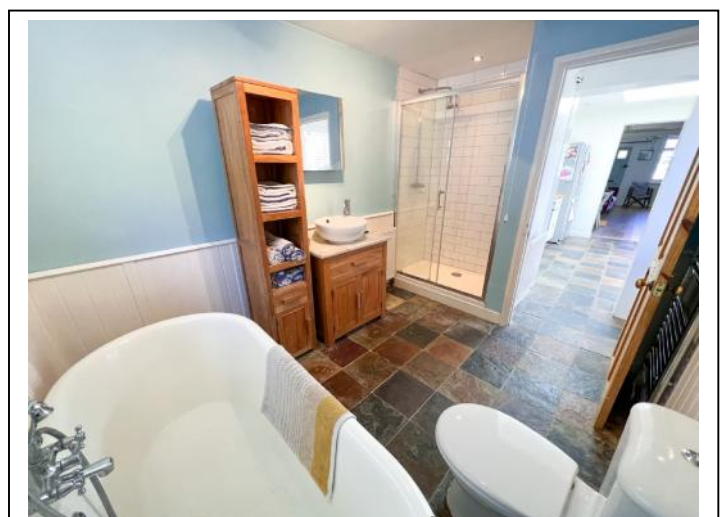
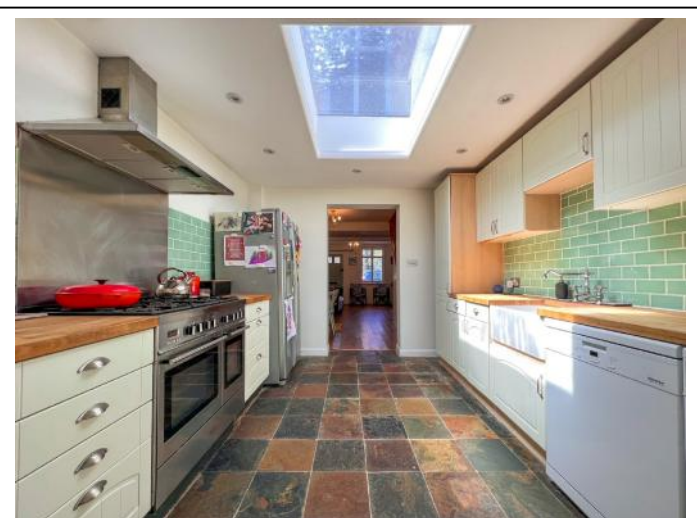


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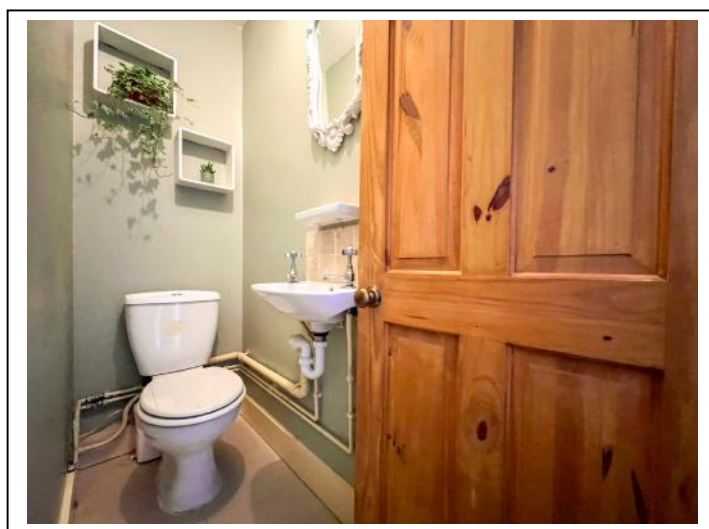
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The property is located close to the Hurst Park development (Ideal for walking) with wonderful views St. Mary's Church in Hampton with footpath leading up to Hampton Court Place + train station and Walton on Thames





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Further photographs of Hurst Park and the recreational fields and towpath with River Thames



Easy reach of The Wilderness with bridges over the River Mole leading to a children’s playground and recreational fields – (Ideal for an afternoon stroll or dog walking)



Easy reach of the historical Bell Pub built in 1460 and St. Peters Church along with local children’s nurseries and primary schools