

TUDORS

Green Lane, West Molesey, Surrey, KT8 2PN



Price £ 750,000 Freehold

TUDORS are pleased to offer for sale this three double bedroom semi-detached home which is located on the East Molesey borders with the benefit of a double rear extension with a stunning extended kitchen/breakfast room and a double bedroom with Juliet balcony enjoying wonderful views. 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 The Wilderness/Neilsons Park along with Molesey Heath are conveniently close where you can enjoy wonderful walks – Ideal for dog walks. East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby. The accommodation comprises; an entrance hallway with real Oak flooring which opens up onto an impressive 18ft front aspect living room with window shutters along with a downstairs cloakroom with hand basin and pedestal. Smart double pocket glass paneled doors roll open and leads to a bright extended 18ft kitchen/dining room vaulted ceiling and double-glazed French doors opening onto the garden. The kitchen is modern and has a breakfast bar along with many eye/base level units/cupboards with integrated appliances and Velux skylight above. A further door from the kitchen leads to a bespoke home office with kitchenette area with double-glazed patio doors leading to the garden. There is also adjoining 2.6 metre workshop with dual opening full width doors which can be accessed via the garden with sliding wood paneled doors. Stairs with modern bespoke paneled trim lead to a landing with access to three double bedrooms, one bedroom with Juliet balcony with views over the garden and allotment and a modern bathroom with white suite. Externally there is a large westerly garden with patio area, well stocked border plants and bushes along with a lawn area. There is also a side access gate leading to the front where you will find a patio driveway providing off road parking. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band D £2,230.00 (EPC rating: D).

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PROPERTY DETAILS



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Easy reach of Hurst Park with Hurst Park Meadows recreational fields with towpath and River leading to Hampton Court with its train station, restaurants, cafes and bars

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Easy reach of the River Mole with bridge leading to The Wilderness recreational fields and children's playground



Easy reach of Grovelands recreational park with children's playground including outside basket ball court and tennis court



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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.