

Cannon Way, West Molesey, Surrey, KT8 2NB



**Price £ 675,000 Freehold**

Tudor and co are pleased to offer for sale this deceptively spacious and well presented four bedroom end of terrace home which has had the benefit of a rear extension and a loft conversion – offering excellent proportion rooms throughout. Located in a pleasant road, conveniently located within easy reach of local shops and primary schools, 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 to Waterloo, 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 under stairs storage, a downstairs cloakroom, a through living/dining room with bay fronted window, fireplace and Oak flooring leading to a dining area. The dining area open up onto an extended kitchen with a vaulted ceiling with Velux windows and door opening to the garden. The kitchen is modern with many eye/base level units/cupboard with breakfast bar and integrated double oven, washing machine and dishwasher. Stairs from the hallway, lead up to a landing with access to three bedrooms and a modern bathroom with white suite. Further turning stairs lead up to a landing with access to a stunning master bedroom which is dual aspect with an abundance of natural light flooding the room, with the benefit of a Juliet balcony enjoying wonderful views. Accompanying the principle bedroom is a luxurious en-suite shower room.

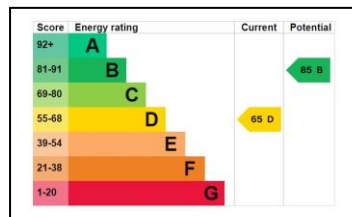
Externally there is a south facing garden with patio and lawn area with a timber built shed and a side access gate. To the front there is a driveway providing off road parking and a pretty, low maintenance landscaped garden. Other benefits include; Double glazing and gas central heating and EV charger. (EPC rating: D) Elmbridge Borough Council = Band D

# PROPERTY DETAILS



Total Area: 123.0 m<sup>2</sup> ... 1324 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

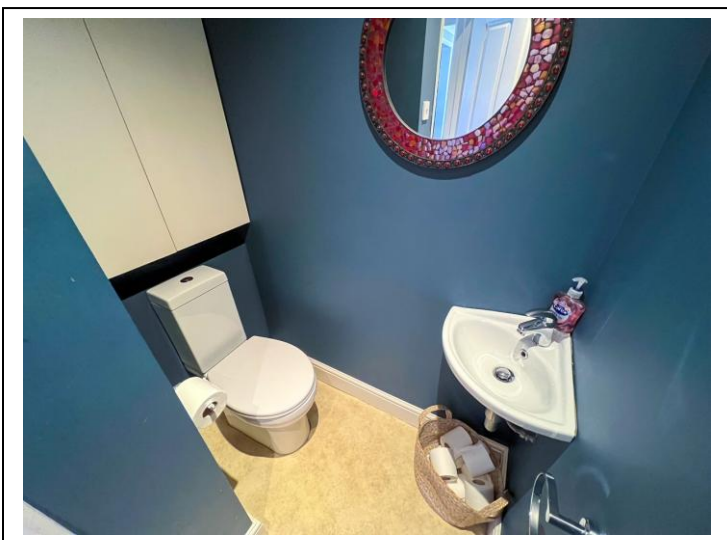


**Please Note:** These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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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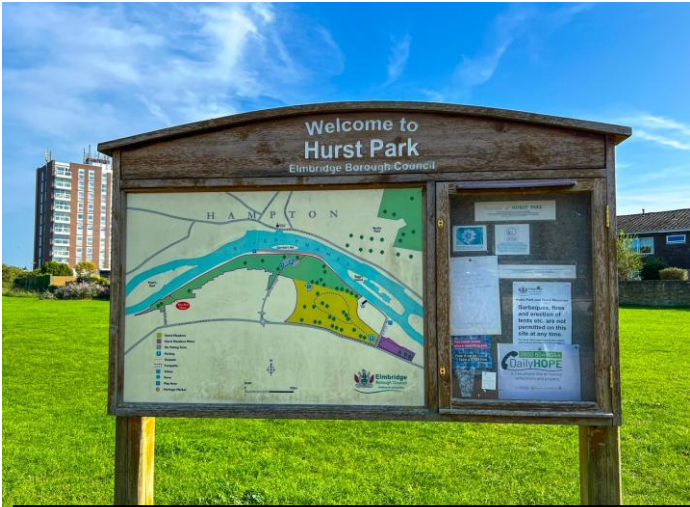
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The property is close to Hurst Park and Hurst Park Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton. The River Thames with its towpath beside leads up to Hampton Court with its Palace, restaurants, cafes, bars and train station – Ideal for commuter into London, Waterloo – Zone 6, Oyster Card

