

TUDORS

Green Lane, West Molesey, Surrey, KT8 2PL



Price £ 750,000 Freehold

TUDORS are pleased to offer for sale this attractive three bedroom semi-detached home which is tucked away at the end of a highly regarded cul-de-sac on the East Molesey borders where properties rarely become available for sale. The property is within yards of a pedestrian bridge over the River Mole with wonderful views, leading to The Wilderness recreation fields/Neilson Park along with Molesey Heath where you can enjoy wonderful walks – Ideal for dog walks. 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 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 enclosed entrance porch with double-glazed door leading to a further front door that opens onto a hallway with a downstairs cloakroom, an pretty front reception room with bay window with plantation shutters and feature fireplace, the hallway then leads onto an impressive second reception room which is currently being used a dining room with the benefit of a rear extension with modern kitchen with skylight above. The kitchen is contemporary with many eye/base level units/cupboards and integrated appliances including double oven and induction hob. The kitchen also has a separate utility room which houses the boiler along with a stable door leading to the garden.

Stairs from the hallway lead up to a landing with access to three bedrooms and a bathroom with white suite. Including in bedroom two is a set of stairs which lead up to a storage room with laminated wooden flooring and Velux window enjoying south westerly views over The Wilderness recreational park and the River Mole.

Externally there is a westerly garden with patio and wooden decking area along with a lawn area and well stocked border plants. There is also a side access gate leading to the front where you will find a low maintenance brick paved garden – potential to add off road parking STPP. Other benefits include; Double-glazing and gas central heating. Elmbridge Borough Council: Band E (EPC rating: E).

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PROPERTY DETAILS



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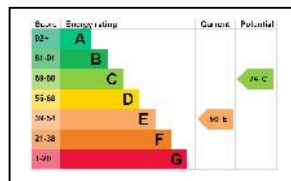
Easy reach of the River Mole with pedestrian bridge leading to The Wilderness recreational fields/Nelson recreation grounds and children's playground

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Total Area: 110.1 m² ... 1185 ft²

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.