

TUDORS

## Fleet Close, West Molesey, Surrey, KT8 2NS



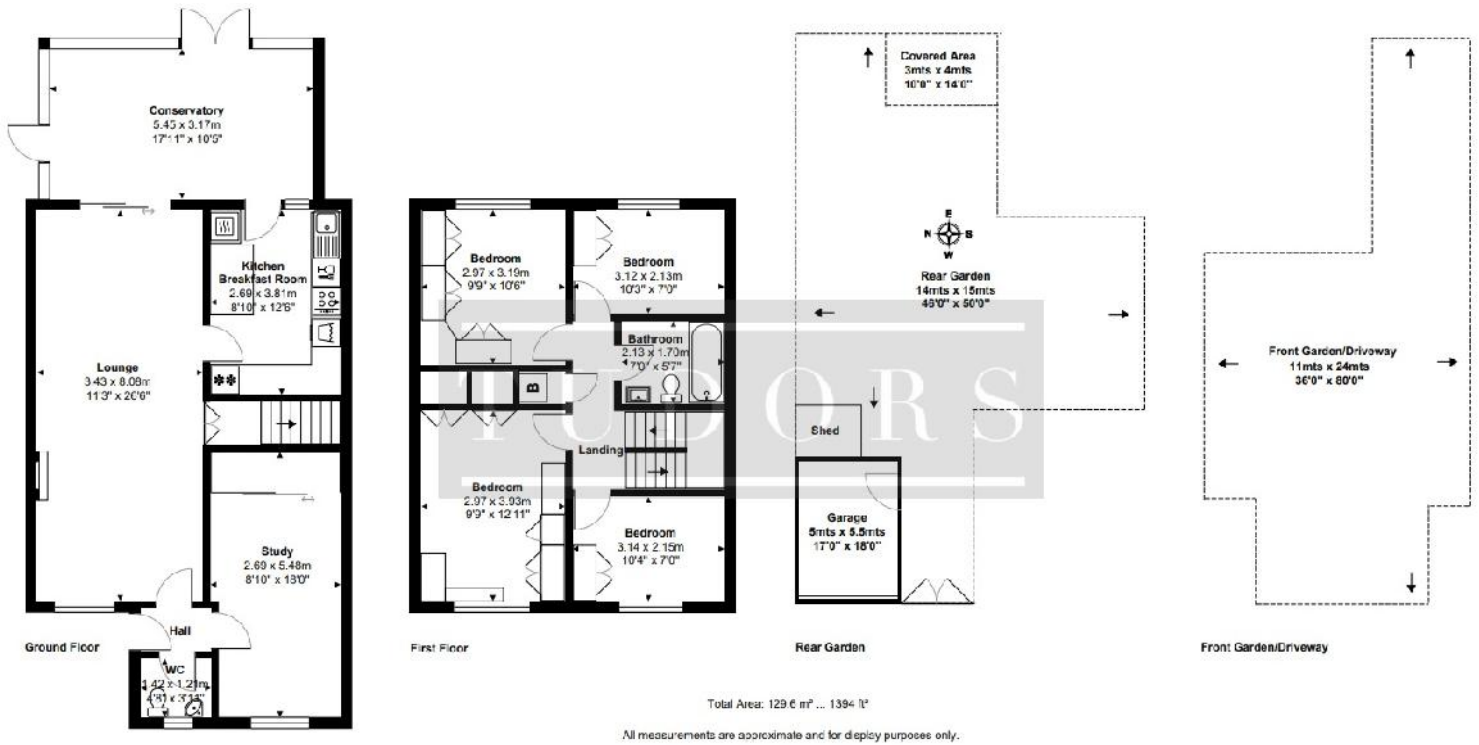
### Price £ 685,000 Freehold

TUDORS are pleased to offer for sale this rare to the market four bedroom semi-detached home which is located at the end of a quiet cul-de-sac. The property has been well cared by the vendors during their 39 years of ownership and is situated on a larger than average plot with potential to extend to the side (S.T.P.P). Enjoying an excellent corner plot the property benefits by having a wide frontage which enjoys ample off road parking for a number of vehicles. The property is situated within easy reach of Molesey Heath fields where you can enjoy wonderful walks, local schools, primary shops and bus routes to Walton, Hersham, East Molesey, 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, a downstairs cloakroom, a 18ft home office/playroom/sitting area with deep storage cupboards. The hallway also leads to an impressive 26ft dual aspect living room, a 17ft conservatory which leads onto the garden with door leading to a modernised kitchen with smart breakfast bar. The nicely sized kitchen has many eye/base level units/cupboards with integrated induction hob and double oven, fridge/freezer and dishwasher with door leading back through into the living room. Turning stairs lead to a landing with access to four generous bedrooms (all bedrooms with built in wardrobes) and a modernised bathroom with matching white suite.

Externally there is a large private garden with artificial grass, mature bushes and well stocked border plants with shed. At the end of the garden is a roofed pergola area – ideal for entertaining and enjoying a Summer barbeque with family. There is also access to a large double 18ft x 17ft garage with power/light and electric remote control shutter door. To the front there is a light grey block paved 80ft driveway providing off road parking for many vehicles. Other benefits include; Double-glazing and gas central heating with HIVE system in place. (EPC rating: ). Elmbridge Borough Council: Band E.

# PROPERTY DETAILS



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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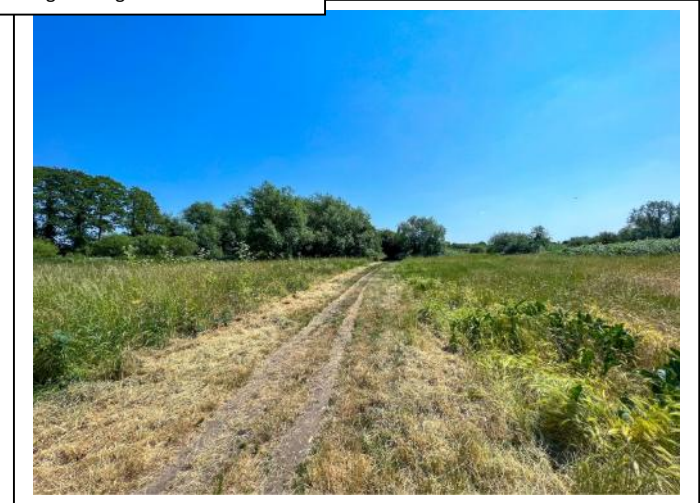
**PROPERTY DETAILS**



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Easy reach of Molesey Heath with local nature reserve leading to the River Mole – Ideal area for dog walking



## PROPERTY DETAILS



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

