

TUDOR & Co

SALES & LETTINGS

NEW ROAD, WEST MOLESEY, SURREY, KT8 1PX



Price £ 2,499 pcm

Tudor & Co of East Molesey are pleased to offer for let this extended, stunning four double bedroom semi-detached home which has been re-furnished to a very high standard. In a highly regarded wide road, close to the River Thames, Tesco's supermarket, Hurst Park school and buses which lead into East Molesey, Hampton Court (with its restaurants, boutiques & STATION – zone 6 Ideal for commuters), Bushy Park & Kingston (with comprehensive shopping). The property comprises of; an impressive entrance hallway, a cloakroom, a fabulous kitchen with eye/base level units/cupboards & a spacious office with engineered wooden flooring & air conditioning. There is also a very large (26ft x 27ft) open planned living room with French doors onto the garden and a dining room with bi-folding patio doors also opening onto the garden with heated swimming pool. Stairs from the hallway lead up to the first floor landing with main bedroom suite with wardrobes and large en-suite bathroom, two further double bedrooms and a modern family bathroom. Further stairs lead up to a loft room which is being used as a double bedroom. Externally there is a south-westerly garden with patio, lawn area, heated swimming pool, large log cabin (with insulated roof, double-glazing & gas central heating) and side access gate. To the front there is a lawn area and a brick paved driveway with parking for 2/3 cars with decorative wooden gates. Other benefits include; double-glazing & gas central heating. There are many other additional features—please ask us for a list. (EPC rating: C).

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61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020

www.tudorandco.co.uk

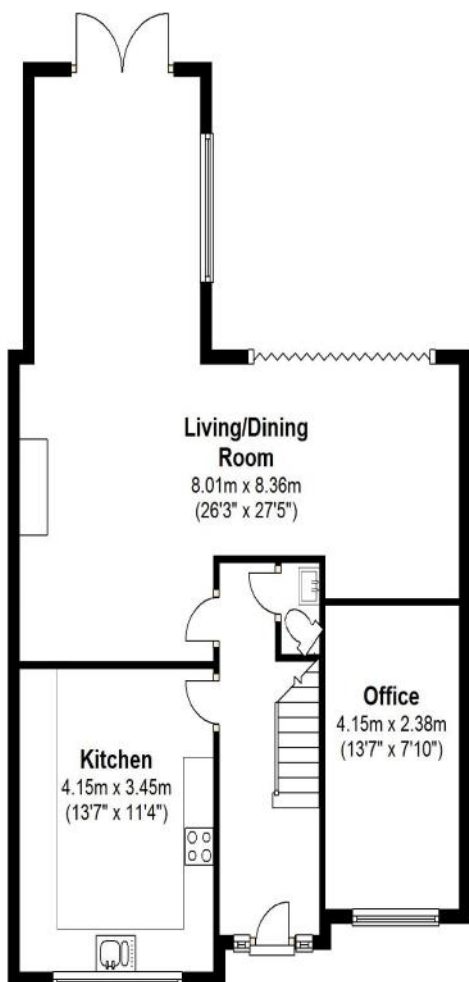
PROPERTY DETAILS



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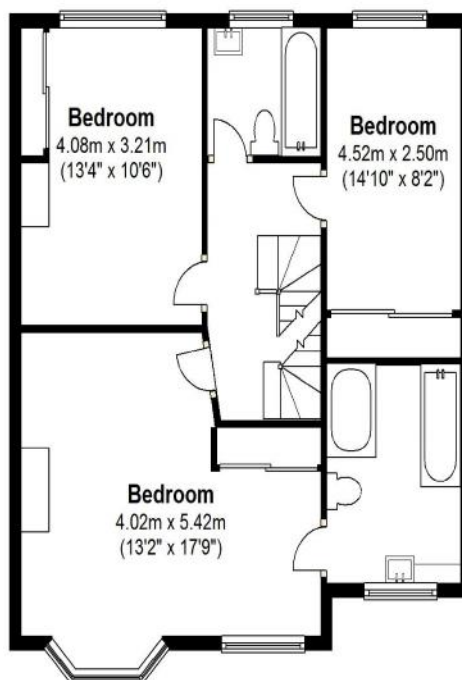
Ground Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



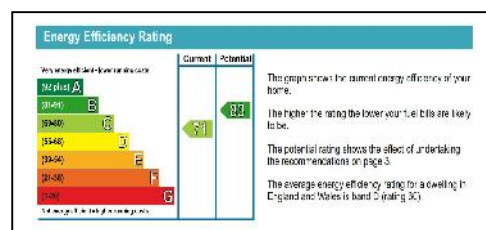
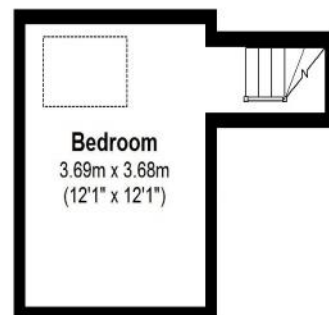
First Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.9 sq. feet)



Total area: approx. 150.2 sq. metres (1617.1 sq. feet)

This energy rating has been made to ensure the accuracy of the floor plans contained here. Measurements of floors, windows and doors are approximate and are not intended to be used as a basis for any other calculation or measurement. These are not to be used as a basis for any other calculation or measurement. The accuracy, validity and reliability of this information have not been tested and no guarantee is given as to their accuracy or reliability.

For the full Energy Performance Certificate – Please contact Tudor & Co

Please Note: These particulars issued in good faith, but do not constitute a contract or part of a 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. 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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