

# TUDOR & CO

SALES & LETTINGS

HIDDEN CLOSE, OFF LANGTON ROAD, WEST MOLESEY, SURREY, KT8 2BB



Garage

**Price £ 780,000 F/H**

Tudor & Co of East Molesey are pleased to offer for sale this superbly presented, fabulous **2009 built, FOUR bedroom** family home in a highly regarded 'private' gated development. The property offers seclusion, security, privacy & provides well proportioned & well configured accommodation throughout. Located on the borders of East/West Molesey close to East Molesey village, Hampton Court with its Palace, restaurants/bars & STATION (Ideal for commuters – Zone 6). There are also regular buses to Bushy Park & Kingston (offering comprehensive shopping). The property comprises; a charming entrance hallway with under-stairs cupboard, downstairs cloakroom/W.C & utility room. A superb kitchen/dining room with bay window, comprehensive range of base & eye level units, granite worktops, travertine flooring & integrated appliances. A bright living/dining room with decorative fireplace & French doors leading onto a rear patio with well cared for garden containing many mature plants and shrubs with outside tap. Stairs lead to three generous bedrooms (Master bedroom with luxury en-suite shower room) & a modern family bathroom. Further stairs lead to an impressive large double bedroom with storage in the eaves. To the front there is a mature & decorative well kept low maintenance garden. Additional benefits include; a garage with up/over door & off road parking, double-glazed sash windows, made to measure wooden shutters throughout, fitted wardrobes, gas central heating & remainder of a 'NHBC' certificate guarantee. (EPC Rating: B). Viewings are highly recommended via sole agents Tudor & Co of East Molesey. **Elmbridge Borough Council Tax Band F.**

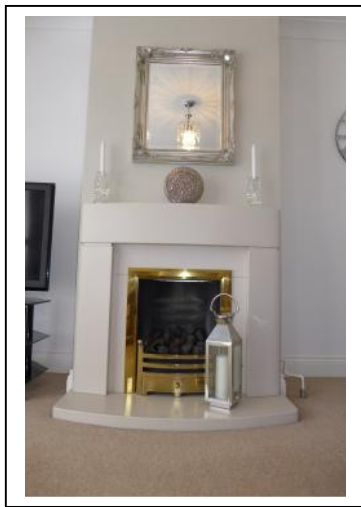
**TUDOR & CO**

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

**T. 0208 224 4020**

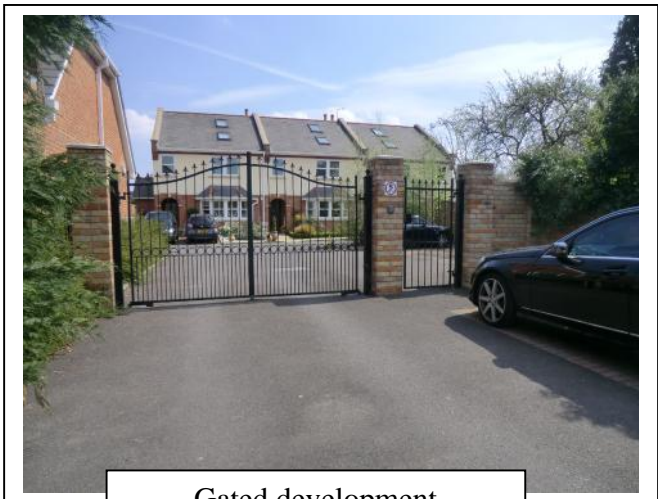
[www.tudorandco.co.uk](http://www.tudorandco.co.uk)

## PROPERTY DETAILS





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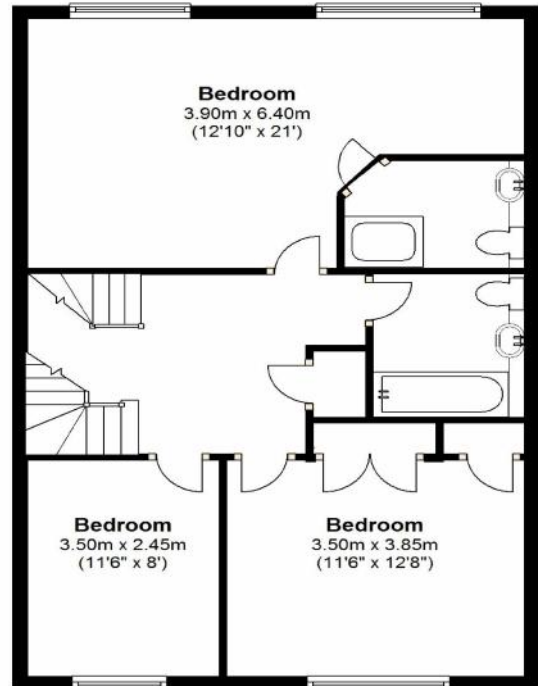
Gated development



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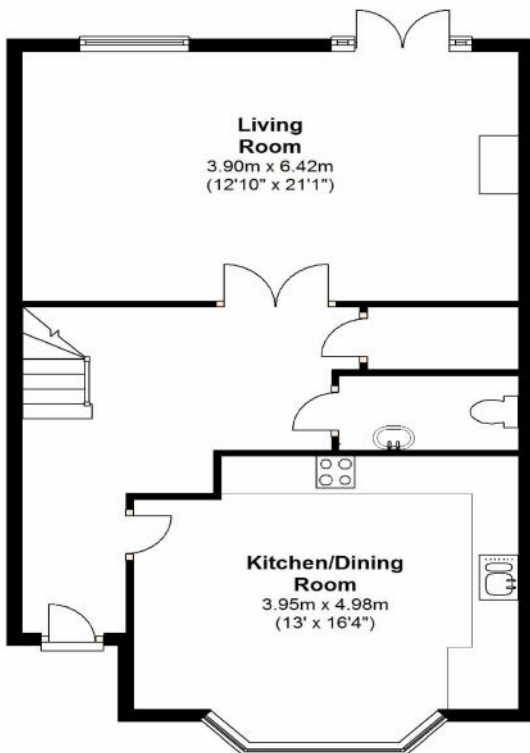
## First Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



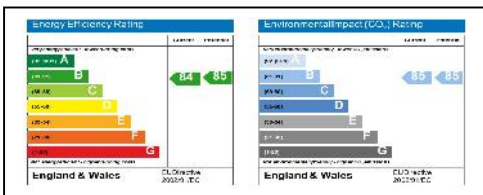
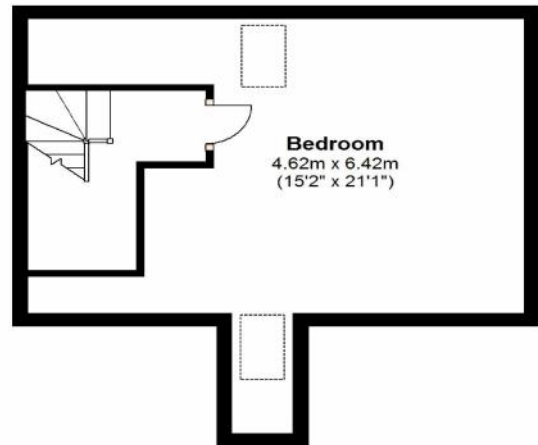
## Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



## Second Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, corridors and fixtures are approximate and no responsibility is taken for a specific dimension or the equivalent. These plans are for information only and should be used as such for any prospective purchaser. The services, materials and equipment listed in this specification have not been tested and no guarantee as to their operating status is their reliance can be given.

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

**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. 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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