

Molesey Park Avenue

WEST MOLESEY, KT8

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Molesey Park Avenue

WEST MOLESEY, KT8

A well presented four-bedroom semi-detached family home situated on the desirable Molesey Park Avenue, offering spacious and versatile accommodation arranged over three floors. This attractive property combines charm with modern family living, benefitting from generous reception space, well-proportioned bedrooms, and a private rear garden.

The ground floor comprises a welcoming entrance hall, a bright and spacious front reception room, and an impressive open-plan dining/family room that forms the heart of the home. Thoughtfully designed for everyday living and entertaining, the kitchen provides ample storage and worktop space, with doors opening directly onto the garden.

To the first floor are two well-sized bedrooms, a contemporary family bathroom with the third bedroom and en-suite. The fourth bedroom occupies the second floor.

Externally, the property enjoys a mature rear garden ideal for families and outdoor entertaining, whilst the front provides off-street parking.

Molesey Park Avenue is one of Molesey's sought-after residential roads, conveniently positioned for Hampton Court, the River Thames, excellent local schools, and a variety of shops, cafés and restaurants. Commuters benefit from nearby Hampton Court Station with direct services to London Waterloo, whilst road links to central London and the M25 are easily accessible.

















Offers In Excess of: £800,000
Subject to Contract

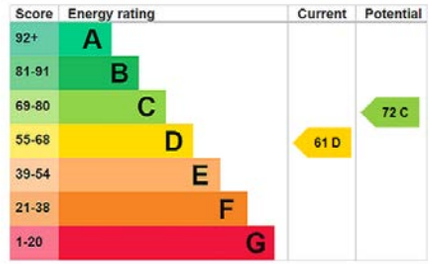
Local Authority: Elmbridge Borough Council

Council Tax Band: D

Tenure: Freehold

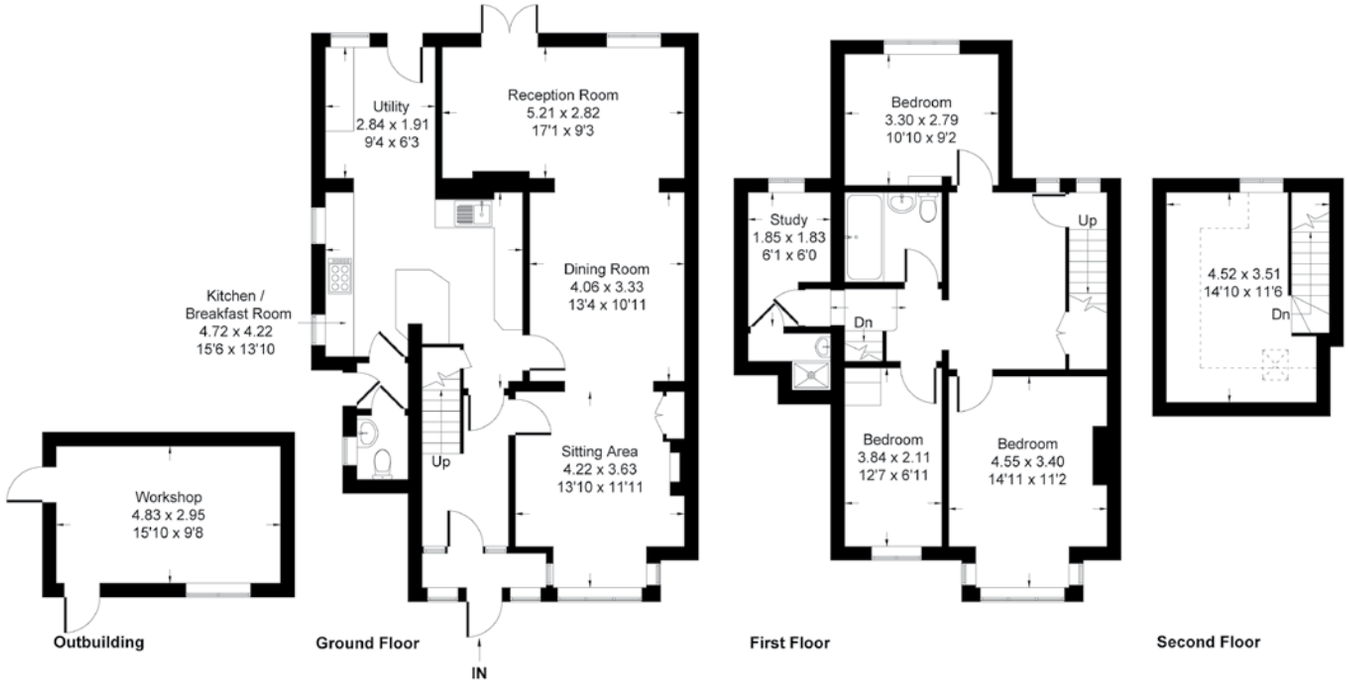
Reference: ESH250112

Approximate Gross Internal Area:
1,730 sq ft / 160.7 sq m



Molesey Park Avenue, Molesey, Surrey KT8

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft
Outbuilding = 14.2 sq m / 153 sq ft
Total = 174.9 sq m / 1883 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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