









RAWLINSON &WEBBER.

Clinton Avenue, East Molesey

Asking Price £899,950 Freehold



Property Description

Nestled in the charming cul-de-sac of Clinton Avenue, East Molesey, this newly built semi-detached house, completed in 2026, offers a perfect blend of modern living and convenience. The road is tree-lined and grass verged, enhancing the appeal of this central town location. Just moments from East Molesey's bustling Walton Road (High Street) with Tesco, Kents Chemist, Greengrocers, independent shops, restaurants and coffee shops, this location is truly enviable. East Molesey's trendy, Hampton Court Village is about a 10 minute walk for most, (the 411 Bus stop is very close should you prefer) as is Hampton Court Train Station, for the commuter.

Upon entering, you are greeted by a spacious hall that leads to an reception room. The lounge provides a comfortable space for relaxation, whilst the breakfast/family room overlooks the newly landscaped garden. The well-appointed kitchen, with quartz worktops, is designed for both functionality and style, making it a joy for any home cook. separate utility cupboard, cloakroom and small study, complete the ground floor.

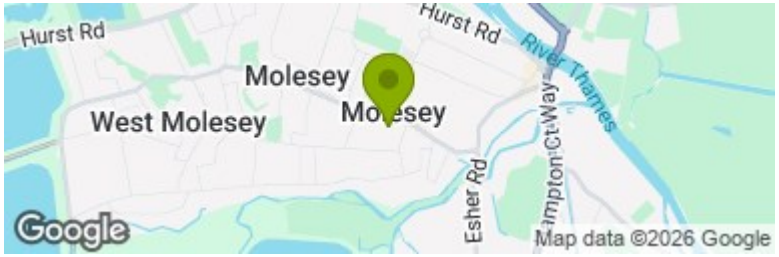
This home features three well-proportioned bedrooms, including a main bedroom with fitted wardrobes, an ensuite bathroom, ensuring privacy and comfort. An additional double bedroom with fitted wardrobes and there is a further cottage double bedroom, which can also serve as a home office. A family bathroom completes the upper floor, providing convenience for all.

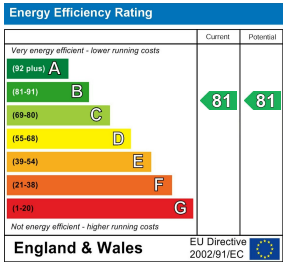
Energy efficiency is a key highlight of this property, equipped with air source heat pumps that contribute to a sustainable lifestyle. The resin driveway offers off-street parking for two vehicles, complete with an electric vehicle charger, making it ideal for modern living. The side pedestrian access is also useful.

With a 10-year warranty, this home promises peace of mind for years to come. Whether you are a growing family or downsizer seeking a tranquil retreat, this new semi-detached house on Clinton Avenue is an opportunity not to be missed

Features

- New build with 10 year warrenty AEG, Neff and Bosch appliances.
- Main bedroom with ensuite
- Further double bedroom and cottage double/home office
- Family bathrrom
- Lounge
- Kitchen with quartz worktop/breakfast/family room over looking the garden
- Cloakroom,utility cupboard and study
- Private garden with side access
- Private 2 space off street parking with EV charger
- Energy efficient air source heat pump heating





Council Tax Band

New Build

EPC Rating:

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