



**RAWLINSON
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Clinton Avenue, East Molesey
Asking Price £795,000 Freehold

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Property Description

Exciting Development Opportunity – 3-Bedroom Detached Bungalow, East Molesey

Set on Clinton Avenue, East Molesey, one of the area's most desirable locations, this 3-bedroom detached bungalow represents a rare chance to unlock its full potential. Dwarfed by its neighbouring homes, the property offers clear scope for expansion, redevelopment, or modernisation-making it an ideal opportunity for developers, investors, or ambitious homeowners with a vision.

Occupying a generous plot at the end of Clinton Avenue, the home includes a small front garden, side access, driveway, and an attached garage that offers flexibility for future reconfiguration. Inside, the current layout provides an entrance hallway leading to two double bedrooms positioned at the front, alongside a third bedroom, a shower room, a kitchen/breakfast room, and a rear-facing lounge. The kitchen is well-proportioned, with ample units and an island peninsula with a utility area, while the expansive lounge flows through to a conservatory and into the rear garden.

With its superb location, sizeable footprint, and clear potential to extend or redevelop (subject to planning), this property is a blank canvas awaiting transformation.

Clinton Avenue, KT8



Approx. Gross Internal Floor Area 1325 sq. ft / 123.13 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Features

- PRIME EAST MOLESEY LOCATION
- DETACHED 3-BEDROOM BUNGALOW
- POSITIONED ON A GENEROUS PLOT WITH SCOPE TO EXTEND OR DEVELOP (STPP)
- ATTACHED GARAGE
- DRIVE-WAY
- SPACIOUS INTERNAL LAYOUT
- EXPANSIVE REAR GARDEN WITH SIDE ACCESS & LEAN-TO
- RARE OPPORTUNITY
- NO ONWARD CHAIN

Council Tax Band

E

EPC Rating:

E

