



## Modern family home with impressive accommodation

12 Carleton Avenue, East Molesey, Surrey KT8 0AL

£925,000 Freehold







Reception room • Kitchen/dining room • 4 bedrooms • 3 bathrooms (one en suite) • Study area • Garden • Off-street parking

#### Local information

Carleton Avenue is a small development of modern homes built in 2018 by CALA Homes. The well-designed development boasts green borders, neat flower beds and trees which create an attractive and well-maintained residential area.

As a resident of Carleton Avenue, you are allowed gate access through the back of Imber Court Sports Club which creates a shortcut to Esher station (0.8 miles) with trains to Waterloo in 22 minutes. The property is also conveniently located less than a mile from both Hampton Court and Thames Ditton stations which provide direct links in to London Waterloo from 33 and 34 minutes respectively.

Local amenities can be found in Walton Road such as a chemist, cafes, gift shops, restaurants and a Tesco supermarket. Bustling Bridge Road, also known as 'Hampton Court Village', offers a wonderful variety of boutiques, antique shops, restaurants, coffee shops and bars and is just 0.8 miles away.

More extensive shopping can be found in Kingston-upon-Thames which is about 2.8 miles. Bushy Park (1.9 miles) and river walks along the Thames are both close by providing beautiful outdoor spaces to explore, with Molesey Boat Club and East Molesey Cricket Club offering sporting facilities and acting very much as hubs for the community.

The Elmbridge Borough is extremely popular with families as there is an excellent choice of both state and independent schools in the area.

Please note all times and distances are approximate.

#### About this property

This contemporary property boasts a clever mix of stonemasonry which creates a unique and attractive frontage.

You are welcomed into the covered entrance porch which creates an ideal 'boot area'. This leads through to the hallway where you will find a cloakroom and bespoke downstairs storage.

The spacious reception room located at the front of the home boasts a large window which fills the room with natural light.

The impressive and generously sized kitchen/dining room includes a range of units, integrated appliances and built-in speakers. With plenty of room for both a dining table and sofas, this space lends itself perfectly for the modern family with space to eat and relax. This area is flooded with light by way of a sky lantern.

The first floor boasts a spacious landing with an area currently being used as a study with a desk and views to the front.

The principal bedroom includes built-in cupboards and a



beautiful en suite shower room.  
There is a further double  
bedroom and bathroom on this  
floor.

On the second floor you will find  
two spacious and bright  
bedrooms, both of which enjoy  
ample built-in cupboards and  
eaves storage. Both bedrooms  
share the use of a modern  
shower room.

Externally to the rear the  
immaculate and cleverly  
designed garden has a lawned  
area bordered by well-stocked  
flower beds and a terraced area.  
The garden is fully fenced which  
provides a good level of  
seclusion. A garden shed sits at  
the end of the garden with a gate  
providing rear access.

There is off-street parking to the  
front for two cars and a neat low  
maintenance flower bed.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band = F

**Energy Performance**

EPC Rating = C

**Viewing**

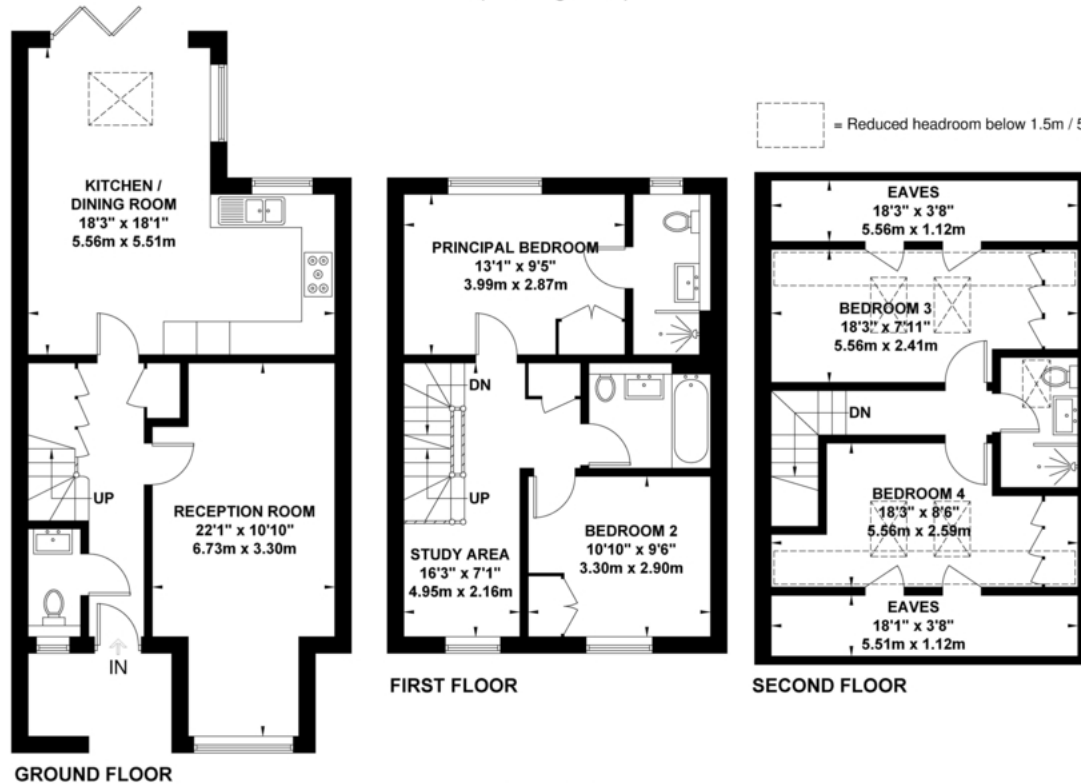
All viewings will be accompanied  
and are strictly by prior  
arrangement through Savills








**Carleton Avenue, East Molesey**  
Approximate Gross Internal Area = 148.8 sq m / 1601 sq ft  
(Including Eaves)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	88
England, Scotland & Wales	EU Directive 2002/91/EC 	

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