

Ember Farm Way, East Molesey

Monthly Rental Of £3,500

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are very proud to present to the market this beautifully maintained four-bedroom home, arranged over three spacious floors, offering an exceptional standard of living in a highly sought-after location. Lovingly cared for and thoughtfully designed, the property is ideal for families seeking comfort, space, and convenience. The home also benefits from a private driveway plus free on-street parking, offering maximum convenience for residents and visitors. Offered unfurnished and available from early February 2026, this much-loved home provides generous living space, modern comforts, and a truly welcoming atmosphere.

Semi Detached Family Home

Four Great Size Double Bedrooms

Two En-suites

Fantastic Location

Off-Street Parking

Integrated Garage

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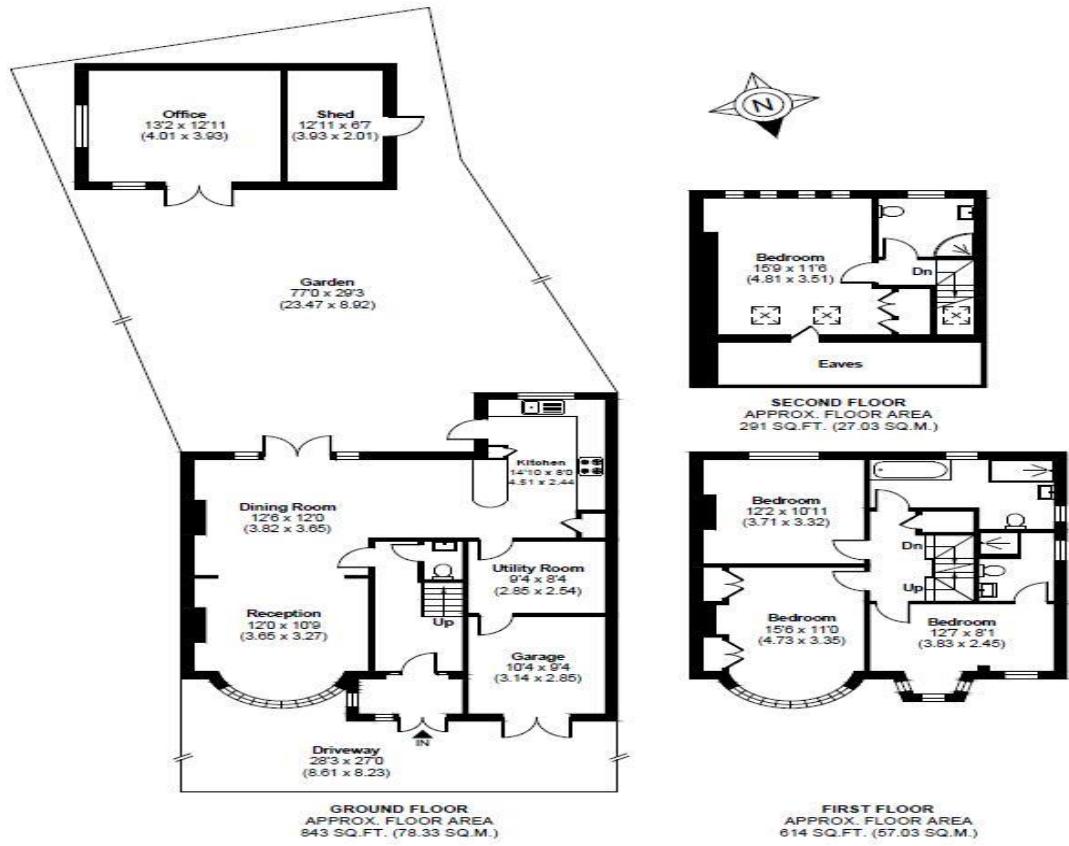
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EMBER FARM WAY

APPROX. GROSS INTERNAL FLOOR AREA 1748 SQ FT / 162.39 SQ METRES
 APPROX. OFFICE & SHED AREA 259 SQ FT / 24.05 SQ METRES
 TOTAL AREA 2007 SQ FT / 186.44 SQ METRES



Tenure:

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	82
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		68	
EU Directive 2002/91/EC			
www.EPC4U.COM			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.