



**SEMBER LANE ESHER KT10**  
*£3,350 PER MONTH AVAILABLE 22/03/2024*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

## Ember Lane Esher KT10

**£3,350 Per Month**  
**Unfurnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

### Features

- Four bedrooms, - Two reception rooms, -  
Two bathrooms, - Modern kitchen, -  
Separate utility & cloakroom, - Large  
private garden, - Council tax band G

### Council Tax

Council Tax Band G

### Hamptons

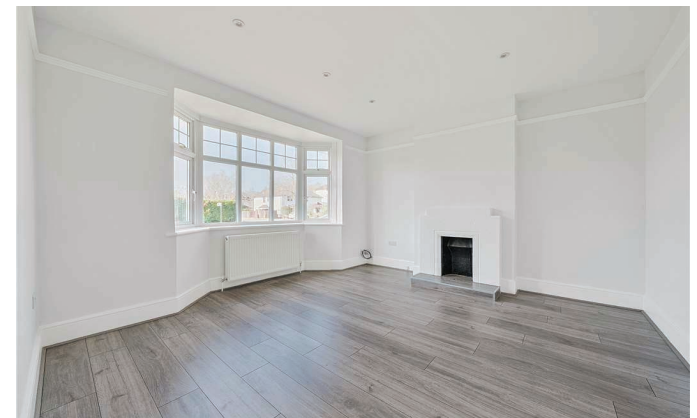
51 High Street  
Esher, KT10 9RQ  
01372 466646  
esherlettingsoffice@hamptons-int.com  
www.hamptons.co.uk

### The Property

This property features two separate reception rooms, with the dining with access onto the garden. A modern fitted kitchen leading onto a utility room and downstairs cloakroom. The first floor accommodation comprises, three double bedrooms, and a family bathroom. On the top floor there is the main bedroom, shower room and eaves storage.

### Outside

To the rear of the property there is a large private garden with patio area leading onto the main lawn.



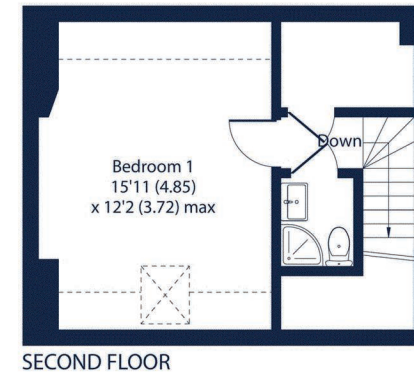
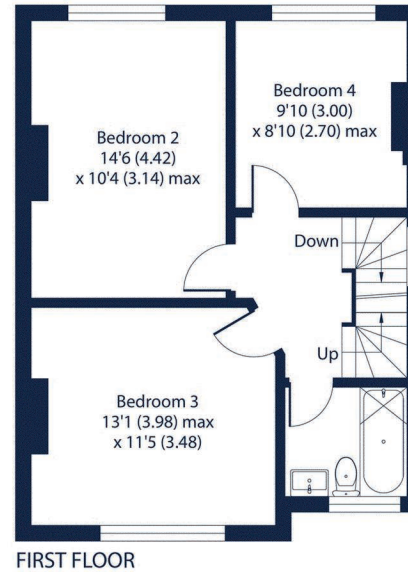
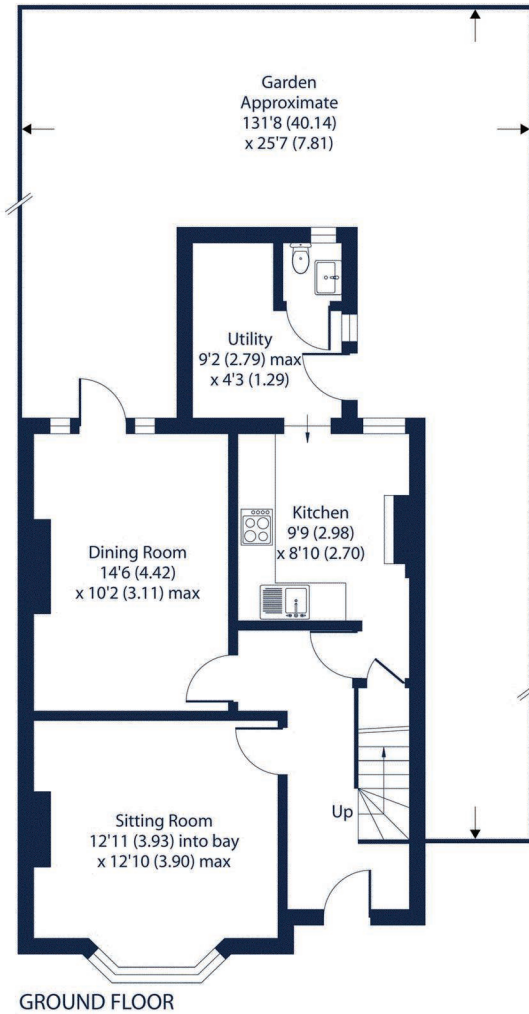
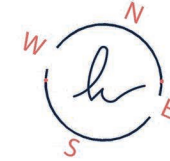
# Ember Lane, Esher, KT10

Approximate Area = 1375 sq ft / 127.7 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 1421 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom2024. Produced for Hamptons. REF: 1096939

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (Low Energy Costs)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Some Improvements Needed	E	51	
Needs Significant Improvement	F		
Very Poor Energy Efficiency (High Energy Costs)	G		
			79

EU Directive 2002/91/EC  
England & Wales

