



{ EMBER LANE, ESHER KT10
£2,750 PER MONTH AVAILABLE 03/06/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Ember Lane, Esher KT10

£2,750 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 3 Receptions

Features

- Three bedrooms, - Two bathrooms, -
Cloakroom, - Two reception rooms, -
Conservatory, - Kitchen, - Private garden, -
Off street parking, - Council tax band E

Council Tax

Council Tax Band E

Hamptons
51 High Street
Esher, KT10 9RQ
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www.hamptons.co.uk

{ THREE BEDROOM FAMILY HOME WITH EN-SUITE BATHROOM AND REAR GARDEN

The Property

A three double bedroom semi-detached home located just 0.6 miles from Esher train station. The property offers spacious living throughout with three reception rooms and the added benefit of ample off street parking. Downstairs there is a through lounge with large fireplace, modern kitchen/breakfast room overlooks the enclosed garden and leads to a large conservatory. Upstairs there are three double bedrooms with an en-suite to the master and a family bathroom with shower attachment.

Outside

The property boasts a large driveway with ample off street parking and to the rear there is an enclosed private garden.

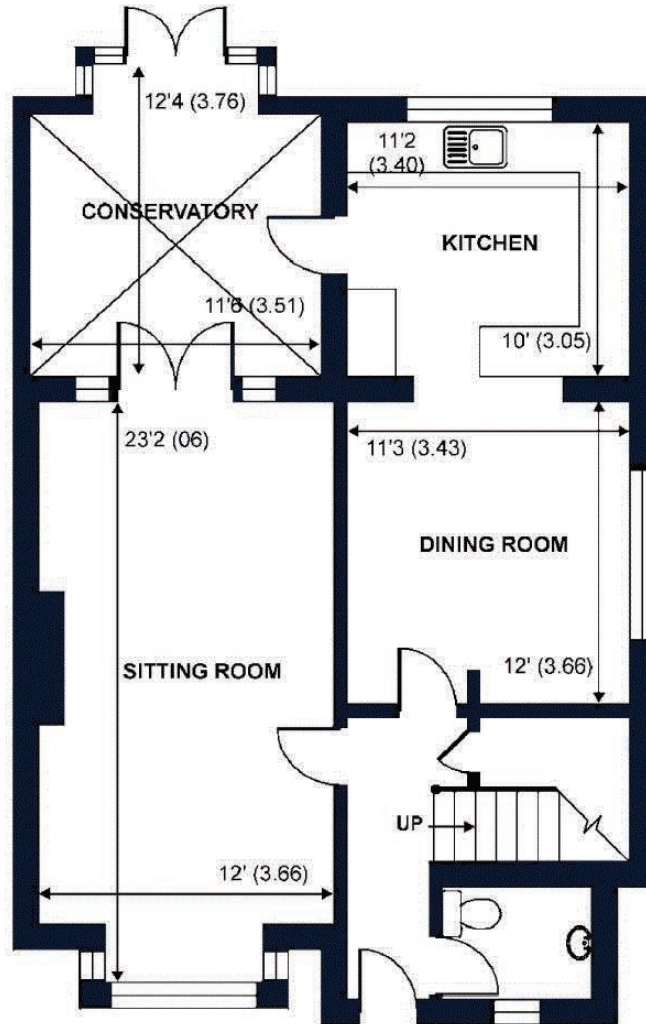
Location

Esher offers a vibrant, cosmopolitan atmosphere with many independent boutiques, beauty salons, a multi-screen cinema, and a variety of international restaurants, stylish bars, and country-style pubs. The area also has many outstanding state and independent schools. Esher's mainline station provides a fast and regular service to London Waterloo, and the A3 is a short drive away, offering access to central London, the M25, and Heathrow and Gatwick airports.

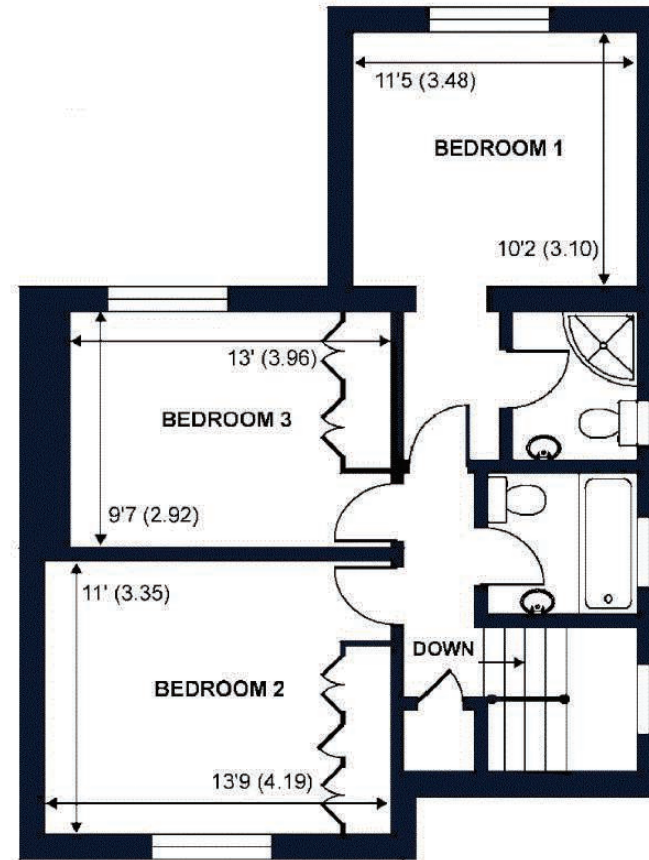


Ember Lane, Esher, KT10

For identification only - Not to scale



GROUND FLOOR
abt 822 SQFT (INTERNAL)



FIRST FLOOR
abt 588 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 1410 SQ FT 130.9 SQ METRES

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		
Energy efficient - lower running costs	Current	Potential
A (92-100)		94
B (81-91)		
C (69-80)		
D (55-68)	58	
E (49-54)		
F (45-48)		
G (35-44)		
Energy inefficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

