



Ember Farm Way, East Molesey, KT8 0BH

Asking Price £1,199,950 Freehold

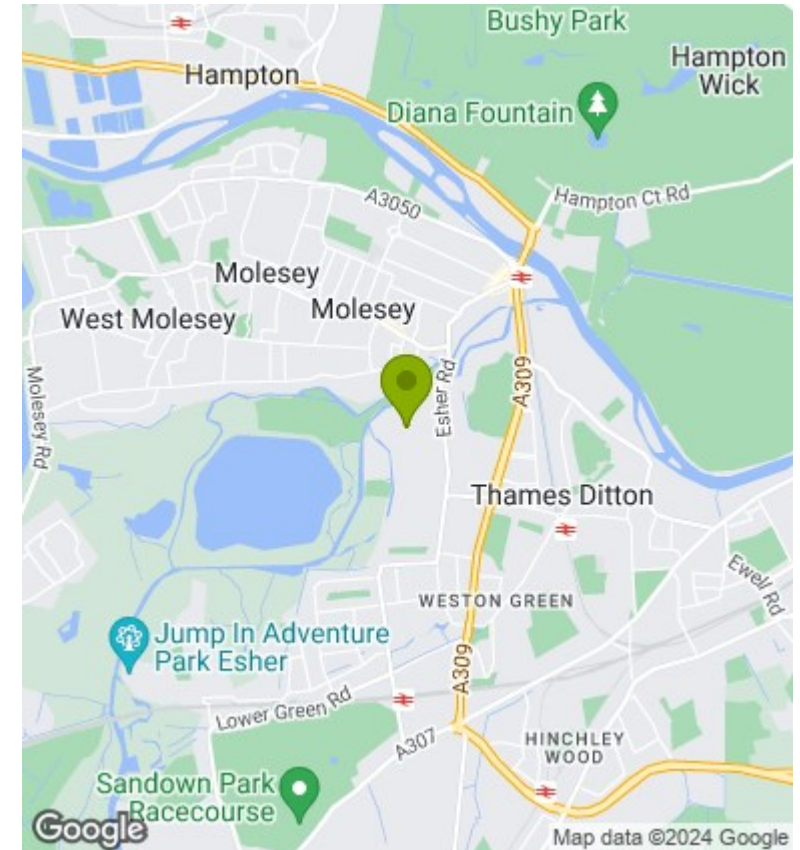
- SEMI-DETACHED HOUSE
- KITCHEN/DINING ROOM
- 1 FAMILY BATHROOM & 3 EN-SUITES
- EAST-FACING REAR GARDEN

- 4 DOUBLE BEDROOMS
- STUDY
- GARDEN STUDIO

- LARGE LOUNGE
- GROUND FLOOR SHOWER ROOM & UTILITY ROOM
- DRIVEWAY



Approx. Gross Internal Floor Area 1892 sq. ft / 175.95 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Description

Rawlinson and Webber are pleased to introduce to the market this stunning 4 double-bedroom/5-bathroom semi-detached house nestled in the scenic Ember Farm Way, East Molesey. This fantastic property boasts an incredible amount of space internally, with a spacious ground-floor comprising a large lounge with 2 fully functioning fireplaces, an open and airy kitchen/dining room with central island. Complementing the ground floor is a shower room, study and a utility room.

The first floor comprises 3 impressive double bedrooms, two of which benefit from their own modernised en-suites with a family bathroom completing the floor space. The 2nd floor of the property offers an additional 4th double bedroom, with its own modern en-suite, built-in wardrobes and storage cupboards.

Externally, the property offers ample outdoor space with a large driveway and a good-sized rear garden. The rear garden also offers 2 well-designed summer houses, with power and light that could be used for a variety of purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:

D