



183 EMBER LANE
EAST MOLESEY, KT8 0BU

£1,800,000
FREEHOLD

A beautifully presented six bedroom detached family home with a westerly facing rear garden, conveniently located less than 0.5 of a mile from Thames Ditton mainline station and less than a mile from Esher station or the shops, bars and cafe's at Hampton Court.

**BURTON
MATTHEWS**

183 EMBER LANE



The accommodation on the ground floor comprises a spacious entrance hall, large open plan living, dining, kitchen area with bi fold doors overlooking the garden, a family/tv room, utility room, dining room, a generously sized study, ideal for those working from home and a downstairs cloakroom.

On the first floor there is a principal bedroom suite with a dressing room and a large en suite bathroom, there are two further bedrooms with en suite showers, a family bathroom and three further bedrooms.

Outside the property provides an integral garage, ample off street parking to the front with an "in out" driveway and an immaculately maintained west facing rear garden overlooking the equestrian facility at Imber Court.

The property is ideally located for those wanting access to London, with Thames Ditton mainline station just 0.5 of a mile away, Esher station one mile away and 0.75 of a mile to Hampton Court with a choice of bars, restaurants, local shops and the River Thames. The area offers a selection of good state and independent, primary and secondary schools and Esher College is also close by.

This property is also offered with no onward chain.

Additional Information

Local Authority – Elmbridge Borough Council

Council Tax – Band G

Viewings – By Appointment Only

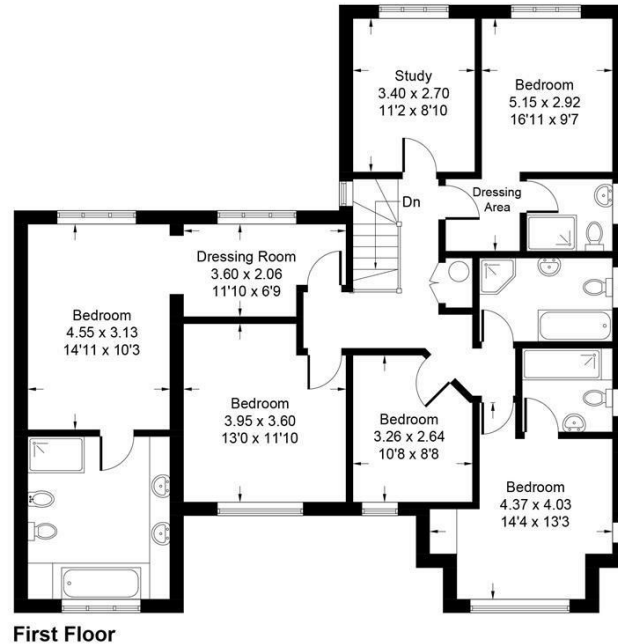
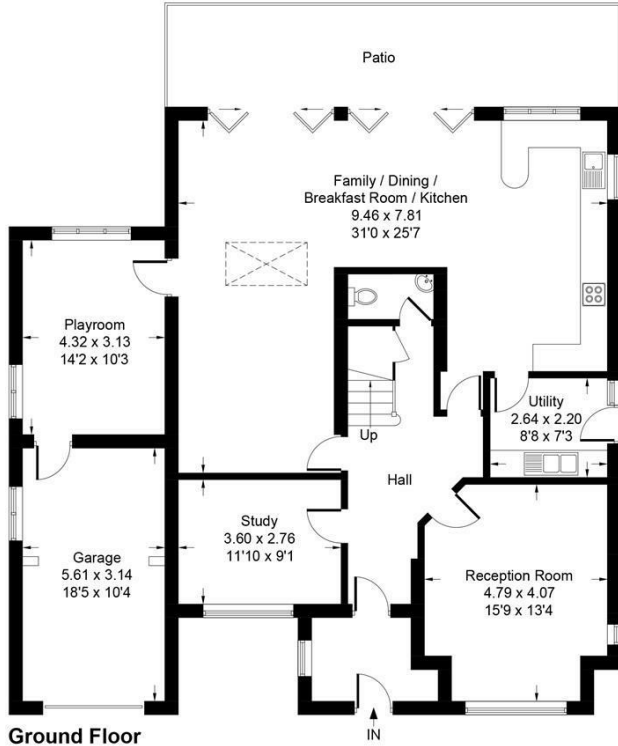
Floor Area – 2918.00 sq ft

Tenure – Freehold

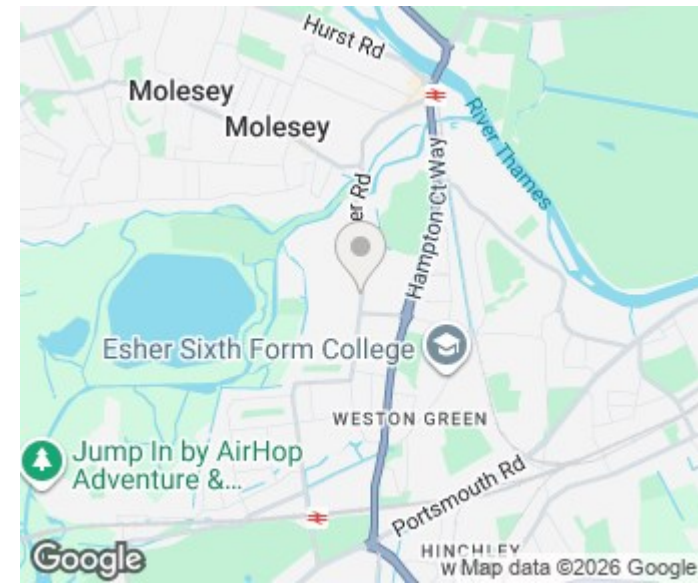


Ember Lane, East Molesey, KT8

Approximate Gross Internal Area = 271.1 sq m / 2918 sq ft
(Including Garage)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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