



22 EMBER FARM WAY
EAST MOLESEY, KT8 0BL

£1,245,000
FREEHOLD

A detached character home, offering expanded accommodation in a peaceful side road location with direct river and meadow access.

**BURTON
MATTHEWS**

22 EMBER FARM WAY



A classic detached character home, occupying a peaceful position within a side road yet within swift access of the vibrancy and history of Hampton Court. Offering expanded two storey accommodation, this attractive property comes to the market as a chain-free solution and benefits from having been freshly redecorated and recarpeted. It is also one of a small number of homes in this location with shared ownership of the meadow behind and direct private access to the River Mole. The existing footprint comprises of a ground floor with entrance hall, two large principal reception rooms, an expansive kitchen / breakfast room, separate snug, cloakroom / WC and utility room. The kitchen / dining room is a key feature of this home with views across the garden and to the river just beyond. Upstairs, there is a choice of four bedrooms (three large doubles) and two bath / shower rooms including principal en suite. Ready to move into, this is a well maintained home with garage and driveway and a rear garden extending to just over 100 feet in depth.

Additional Information

Local Authority – Elmbridge

Council Tax – Band F

Viewings – By Appointment Only

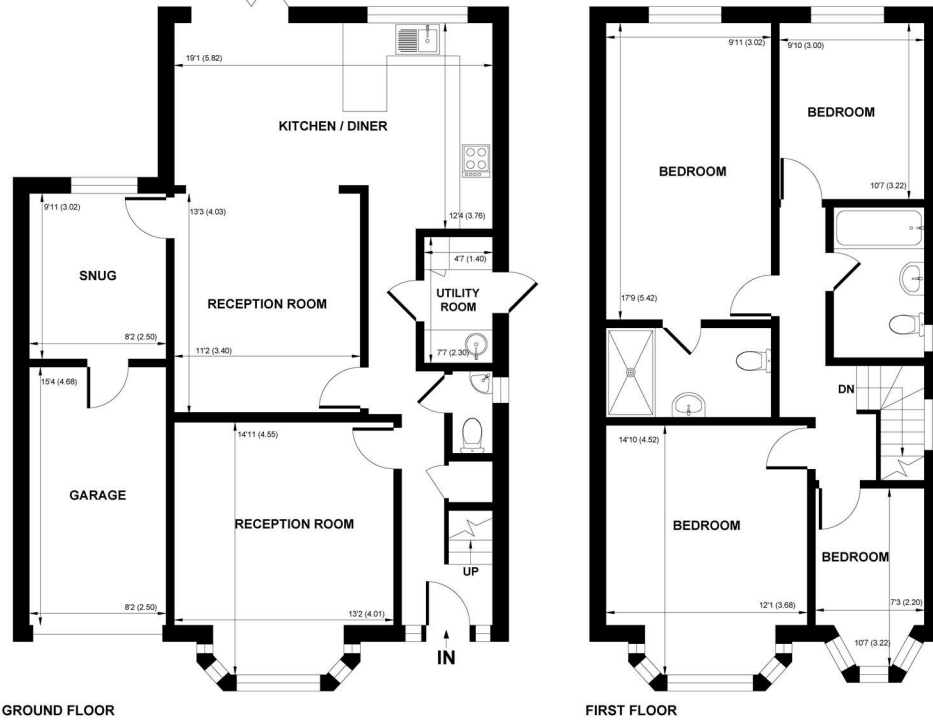
Floor Area – 1644.00 sq ft

Tenure – Freehold

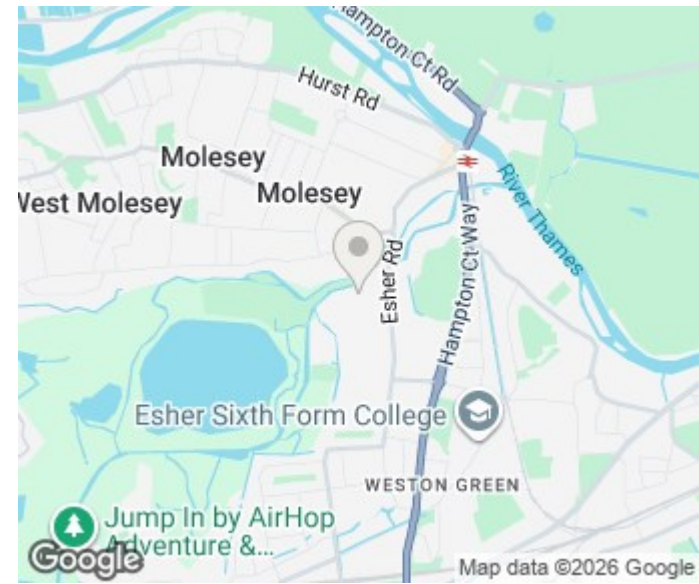


Ember Farm Way, East Molesey KT8

Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 152.7 sq m / 1644 sq ft



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	62	
(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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