

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Westwood  
Langley Lane  
Epsom  
KT18 6PA

Kennedys are delighted to release to the market, a rare opportunity to let this three bedroom detached house, situated in a rural location with views over the Surrey countryside and within walking distance of Headley Heath. The property has been redecorated throughout along with new carpets, heating and bathroom. Available Now, Unfurnished and Pets Considered

£2,700 Per  
Month



3



1



1



- Detached House In Rural Location
- Log Burner
- Enclosed Garden
- Garage and Off Road Parking
- Available 3rd June

- Three Bedrooms
- Stunning Countryside Views
- Separate Office/Summerhouse
- Pets Considered
- EPC Rating: D

EPC: D









# PROPERTY DESCRIPTION

This three bedroom detached house, situated in a rural location with views over the Surrey countryside and within walking distance of Headley Heath. The property has been redecorated throughout along with new carpets, heating and bathroom.

The property offers to the ground floor; Entrance hallway leading to Lounge with log burner, Kitchen with appliances along with working solid fuel Aga cooker, Utility room with door to garden, cloakroom. Stairs to the first floor landing with airing cupboard, two double bedrooms, one with fitted wardrobes and a single. The family bathroom is newly fitted with shower over bath.

To the outside is an enclosed garden with separate Summerhouse/office, decked areas for your enjoyment, garage and parking for several cars. The house is also equipped with double glazing, new energy efficient storage heaters. The property is supplied by mains electric, water and sewage.

The property is available Now as Unfurnished and Pets are considered Council Tax Band F - Mole Valley.

The village of Headley has a very active community with Church, village stores, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local









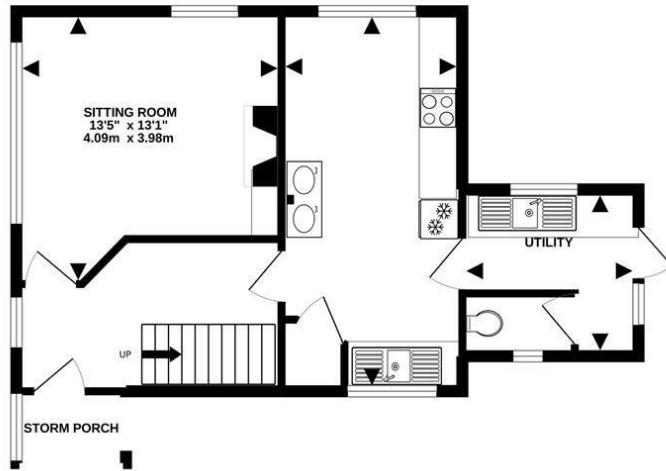




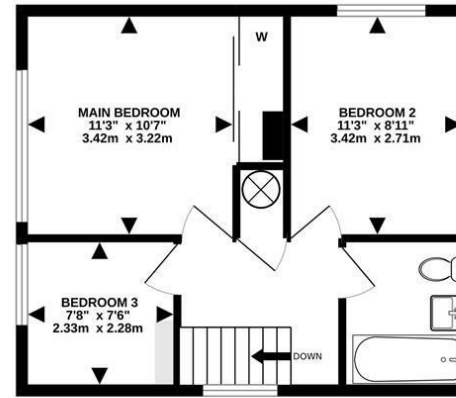
# PROPERTY DESCRIPTION

riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses are within a few miles. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area with Epsom College, St Johns school and City of London Freeman's school close by. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking or Epsom as well as Redhill and Reigate, all of which offer mainline train services to London Victoria and Waterloo.

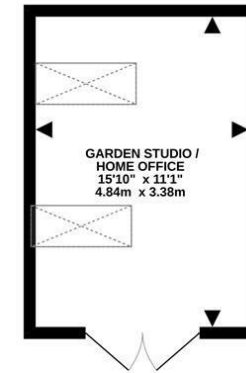




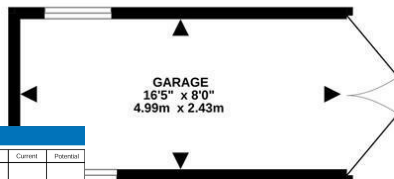
GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



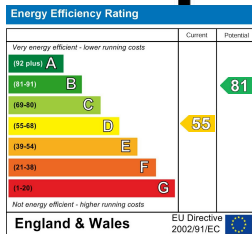
1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



STUDIO  
176 sq.ft. (16.3 sq.m.) approx.



GARAGE  
16'5" x 8'0"  
4.99m x 2.43m



GARAGE  
sq.ft. (12.1 sq.m.) approx.

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



# Westwood, Langley Lane

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT