

# Kennedys'

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Hillbrow, Tot Hill  
Headley  
KT18 6PU

Kennedys' are delighted to offer this two bedroom cottage within walking distance of Headley Heath to the rental market. Redecorated and new carpets throughout, with a galley kitchen and good size garden, it comes with off road parking for 2 cars. Available Now Unfurnished. Pets considered.

## £1,525 Per Month



- Semi Detached Cottage
- Two Bedrooms with storage
- Separate utility room
- Garden with ample storage
- Pets considered

- Redecorated throughout
- Galley Kitchen with appliances
- Downstairs cloakroom
- Available early October
- Council Tax Band D





# PROPERTY DESCRIPTION

This semi-detached two bedroom cottage is situated in Headley and within short distance of Headley Heath.

The property offers to the ground floor: good size galley kitchen with appliances, utility area, downstairs cloakroom and lounge with double aspect and new carpets. Stairs lead to the first floor which has a bathroom with shower over bath, and two bedrooms with fitted cupboards/storage space and new carpets.

To the outside is a good size garden mostly laid to lawn, decking area, ample storage sheds. There is parking to the front of the property which is off road, and would fit two smaller cars or one larger vehicle.

The property is available Now Unfurnished and Pets are considered

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 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.















# PROPERTY DESCRIPTION

## Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: D Mole Valley

EPC Rating: D

Tenure: Freehold

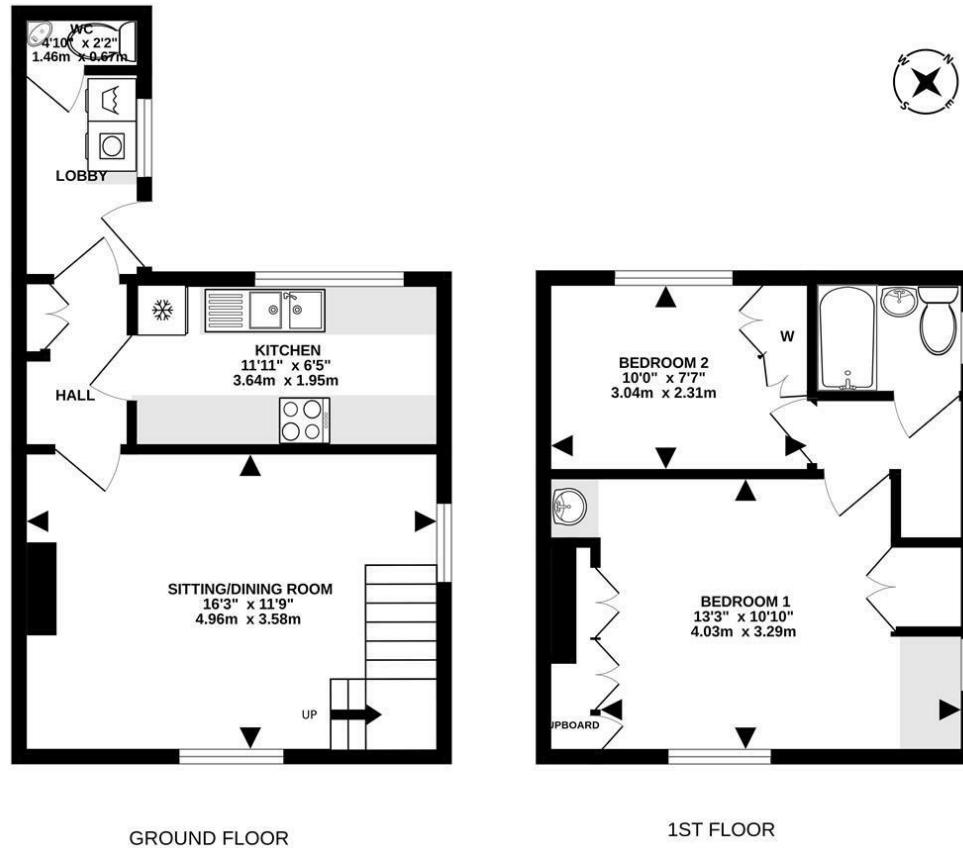
Flood Risk: Very Low Risk

Broadband: Ultrafast

Mobile Phone Availability: None EE, Limited O2 Three & Vodafone

Other Information: Ask The Agent

For further information or to book a viewing, please do give our lettings team a call on 01737 817 718.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 657sq.ft. (61.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:  
 EPC RATING: D  
 COUNCIL: Mole Valley  
 TAX BAND: D

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.



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