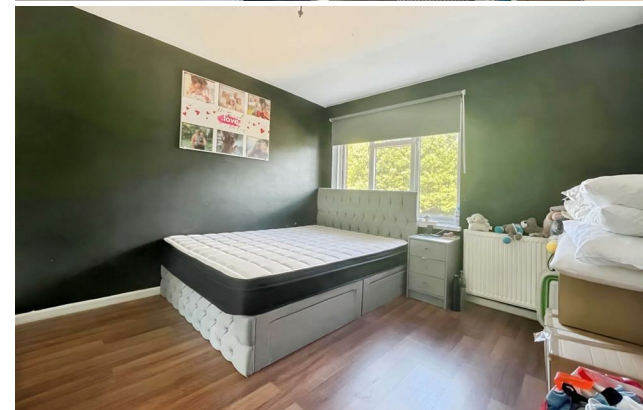




Kimpton Road, North Cheam

- FOUR BEDROOM SEMI DETACHED
- LARGE REAR GARDEN
- QUIET LOCATION
- GOOD SCHOOLING NEARBY

£2,700 Per Calendar Month



Tenure:

HUNTERS®
HERE TO GET *you* THERE

Kimpton Road, North Cheam

DESCRIPTION

Nestled in the charming area of North Cheam, this delightful end-terrace house on Kimpton Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,110 square feet, this property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two modern bathrooms, catering to the needs of a busy household while ensuring privacy and comfort. The kitchen is well-equipped, providing ample storage and workspace for culinary enthusiasts.

Outside, the property benefits from parking for one vehicle, a valuable asset in this sought-after area. The location itself is a significant draw, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home.

This end-terrace house on Kimpton Road is not just a property; it is a lifestyle choice, offering a perfect setting for family life in a friendly community. With its generous living space and convenient location, this home is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this charming residence your own.



Council Tax: D



APPROXIMATE GROSS INTERNAL AREA
1110 SQ FT / 103.2 SQ M

This plan has been drawn for illustrative and identification purposes only.

Viewing

Please contact our Hunters Worcester Park Lettings Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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