

TO LET



Parkview Way, Epsom, KT19

£2,600.00 PCM

 **3**

 **2**


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Property Description

A beautifully presented three/four-bedroom detached house which is situated on the highly sought after Parkview development in Epsom. The property benefits from being within walking distance to a plethora of local shops and amenities including Ewell West mainline Railway station - Zone 6 (Approx 30 minutes to London Waterloo)

The property comprises of a welcoming entrance hallway, a downstairs bathroom, large reception/bedroom, an extended open plan dining/living room with a fully equipped kitchen and access to the rear courtyard garden. The first floor boasts a main bedroom with built in wardrobes and a en-suite shower room, a second double bedroom with ample storage, a three piece family bathroom with shower over bath and a third bedroom or study.

Furthermore, the property benefits from an abundance of natural light, walking distance to outstanding local schools, off-street parking for two cars and a private garden with side access.

Furthermore, the property boasts a plethora of natural light, walking distance to outstanding local schools, off street parking for two cars and private garden with side access. Offered to the market on a flexible furnishing basis this property is available from the 21st of April 2024

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

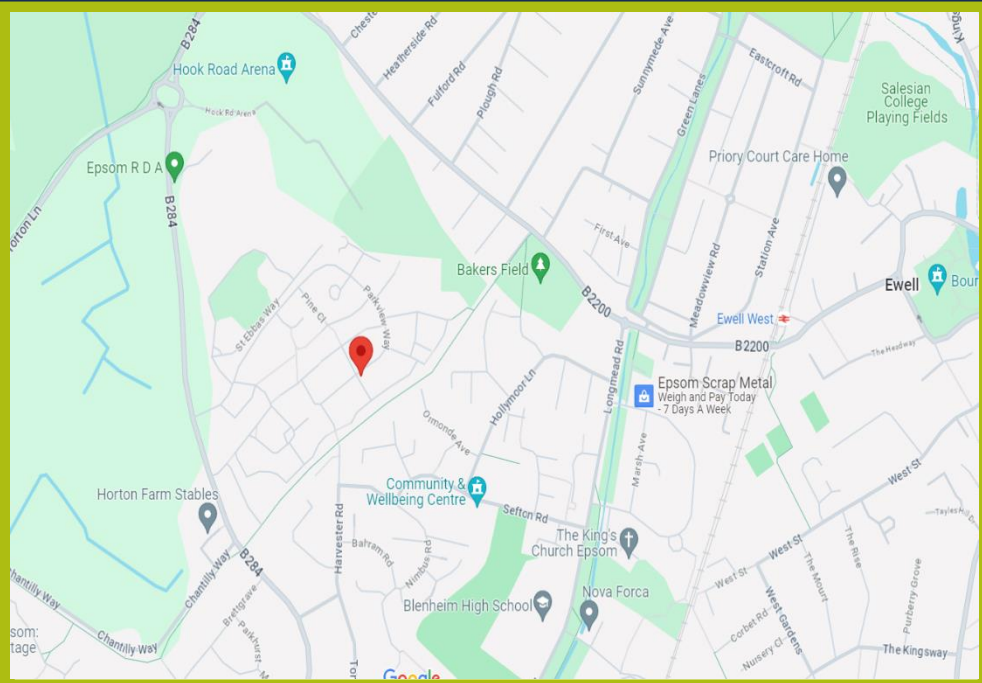
Date Available – 06.06.2024

Holding deposit amount – £600.00

Security Deposit amount (Five weeks rent) – £3,000.00

Council Tax Band – E

Local Authority – Epsom & Ewell Borough Council



Property Type
House (Detached)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Standard, Superfast,
Ultrafast



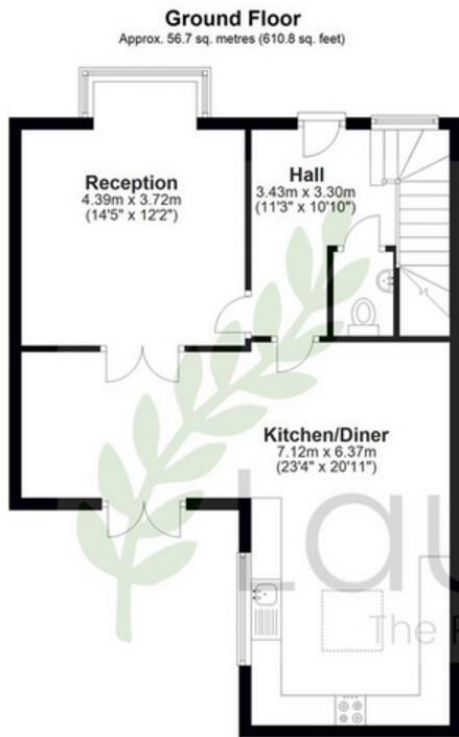
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: Very low risk



Proposed Development in Immediate Locality?
None



Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, and rooms are approximate and no responsibility is taken for any error, omission, or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. Specifically no guarantee is given on the total square footage/meterage of the property if quoted on this plan. Any figure is for initial guidance only and should not be relied on as a basis of valuation. Copyright Laurels Estate Agents Limited
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C	74	
55-68 D		

Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

