

TO LET



Barons Hurst, Epsom, KT18

£5,600.00 PCM

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Property Description

An immaculate six bedroom detached family home situated in arguably one of Epsom's most desirable locations on the highly sought after private Woodcote estate and benefitting from being within walking distance of Epsom town centre and the mainline railway station (London Waterloo Approx. 30 mins)

The ground floor of this stunning property comprises of a bright and welcoming entrance hallway, downstairs w/c, a huge stunning high specification kitchen, with integrated appliances, which is open plan to the dining area and large reception room, all of which benefit from the bi-folding doors which access the delightful and large rear garden. The ground floor of the property also benefits from a separate living room and a separate utility room.

To the first floor the property boasts a magnificent primary bedroom with en-suite shower room complete with his and hers hand basins. There are three further double bedrooms, one of which is currently set up as a dressing room complete with ample storage space and a family bathroom with walk in shower and bath suite completes the first floor. To the second floor the property offers two further double bedrooms, an additional room which would ideally suit a study as the head height is restricted and another family bathroom with white three piece bath suite.

Furthermore, the property boasts landscaped rear garden with mature borders, patio area and gated access to the RAC Country Club, a well-maintained front garden and off street parking for several cars. This exquisite family home is offered to the market on an unfurnished.

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

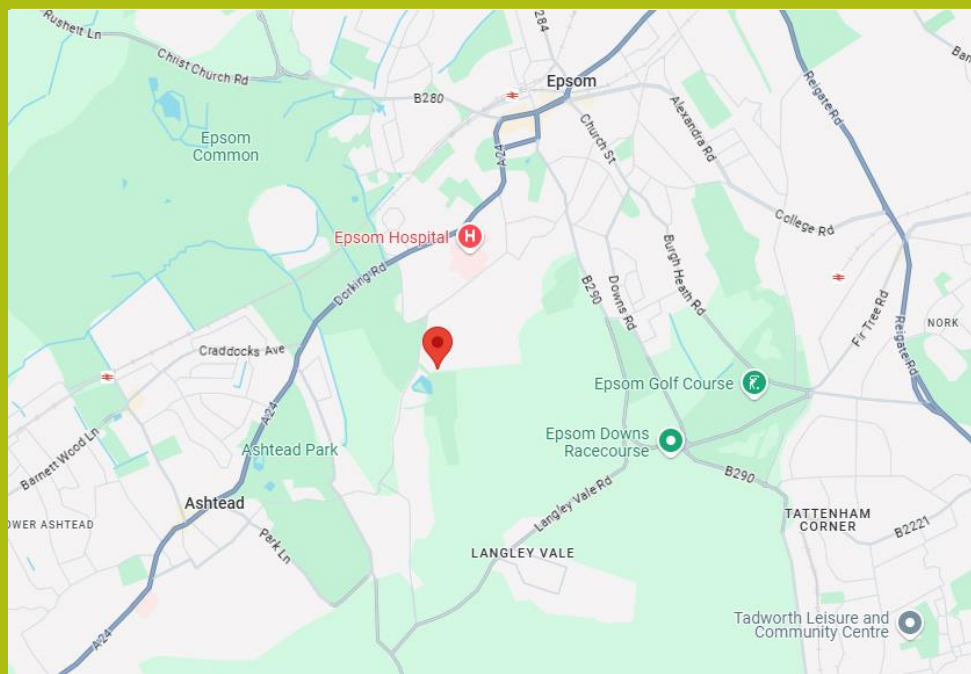
Date Available – 11/02/2025

Holding deposit amount – £1,292.2

Security Deposit amount (Five weeks rent) – £6,461.00

Council Tax Band – G

Local Authority – Epsom & Ewell Borough Council



Property Type
House (Detached)



Construction Type
Brick



Parking
Drive



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



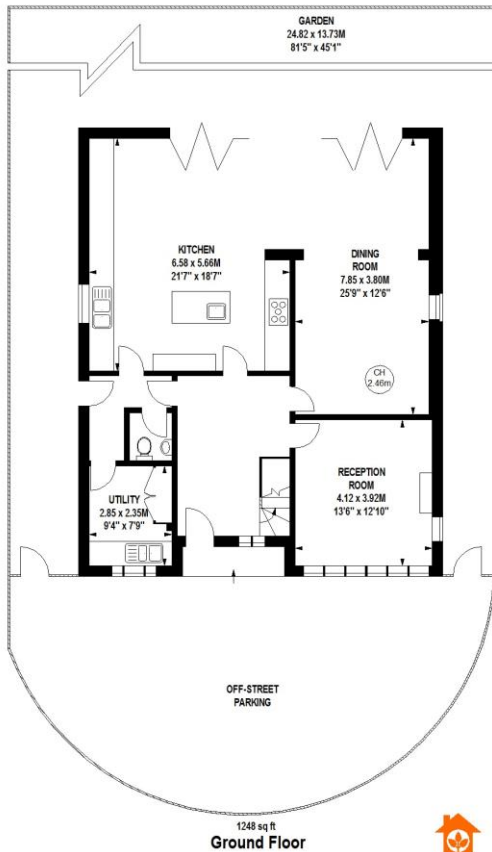
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

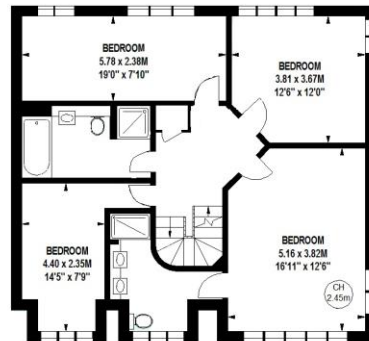


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Approximate gross internal area
246.00 sq m / 2648 sq ft



Key:
CH - Ceiling Height



922 sq ft
First Floor



478 sq ft
Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
this plan is for representation purposes only and should be used as such.
Any figure is for guidance only and should not be relied on as a basis for valuation.
Floor plan produced by Licaria Services Ltd for



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
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Streatham

432/434 Streatham High Road
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