

TO LET



Western Road, CR4

£2,200.00 PCM

 3

 1


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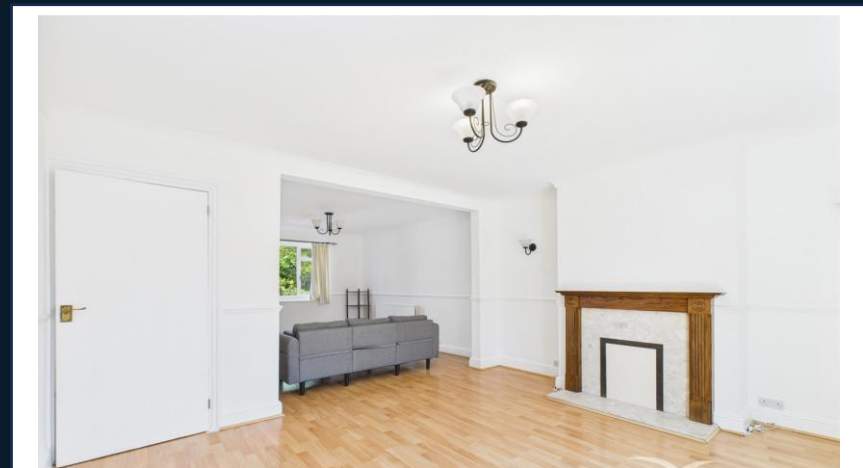
Property Description

Nestled on Western Road, CR4, this impressive three-bedroom house is now available to rent. Offering a generous and versatile layout, the property includes two spacious reception rooms, perfect for hosting guests or enjoying family time. A modern three-piece bathroom, two separate WCs, and a top-floor study provide both comfort and convenience, especially for those working from home.

Ideal for those seeking a well-proportioned and thoughtfully designed home, the property features three double bedrooms, offering plenty of space for residents. The expansive double reception area adds flexibility to suit various lifestyle needs. Outside, enjoy a large private garden, an ideal space to unwind or entertain. The property also benefits from a driveway, providing easy and secure off-street parking for residents and visitors.

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 – 24/05/2025

Holding deposit amount – £ 585.00

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Ultrafast



Mobile Signal

Good



Flood Risk

Has the property been flooded in the past five years: **NO**

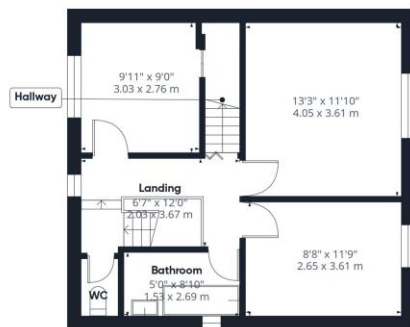
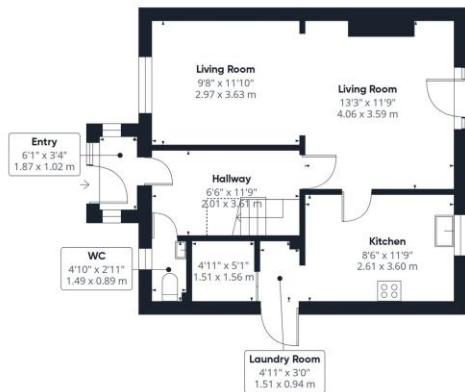
Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





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Approximate total area^m

1171 ft²
108.8 m²

Reduced headroom

56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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



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