

TO LET



Fairford Gardens, Worcester Park, KT4

£3,300.00 PCM

4

2

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Property Description

This immaculately presented, four/five-bedroom, semi-detached family home, located within walking distance to Worcester Park Station (Zone 4), this fantastic property is also within close proximity to a number of primary & secondary schools, leisure facilities, shops and green open spaces.

The ground floor comprises a front reception room with bay window, study that could also be utilised as a guest room if needed and contemporary shower room. The true heart of the home is the gorgeous open plan kitchen/dining room that offers integrated appliances, plentiful storage and access to the picturesque private garden via bi-folding doors. The first floor boasts a main bedroom with floor to ceiling windows, a further three double-bedrooms, and a modern three-piece family bathroom.

Further benefits include driveway parking for multiple vehicles, double-length garage with electric door, immaculate condition throughout and easy access to London & A3.

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

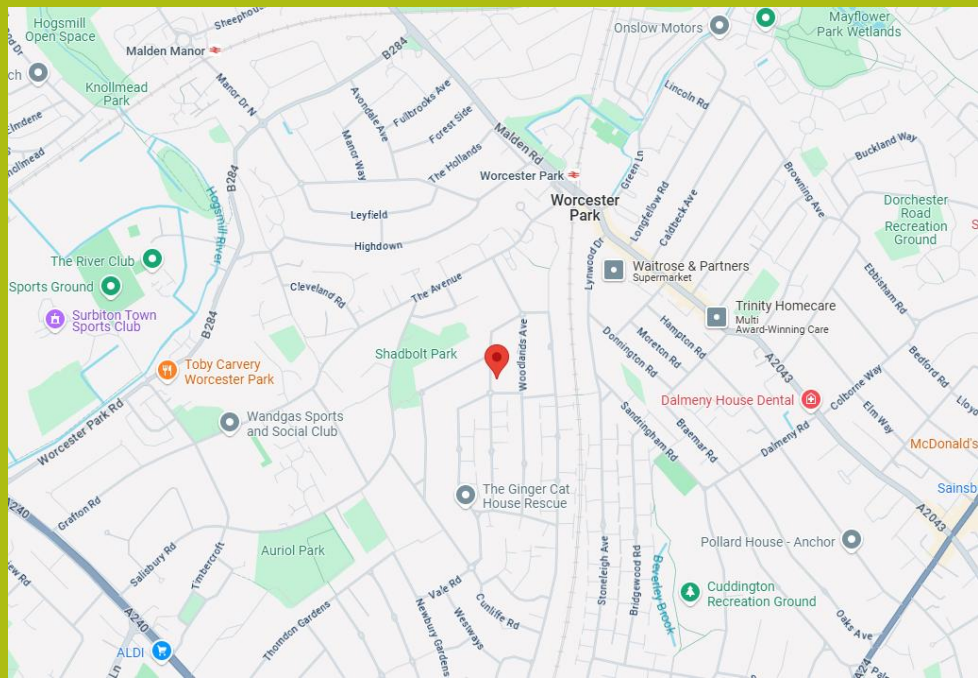
Date Available – 24/07/2025

Holding deposit amount – £761

Security Deposit amount (Five weeks rent) – £3,807.00

Council Tax Band – F

Local Authority – Epsom & Ewell Borough Council



Property Type

House (Semi 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

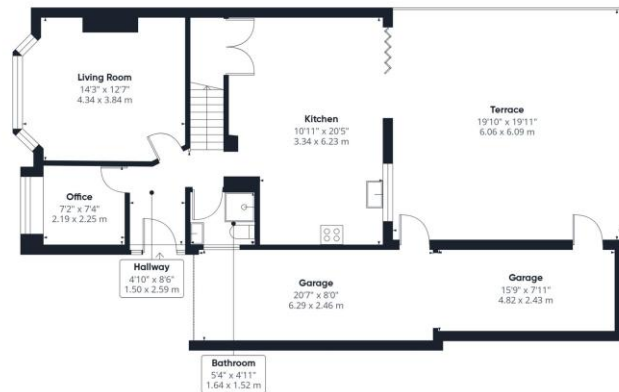
Has the property been flooded in the past five years: NO

Level of Risk: None

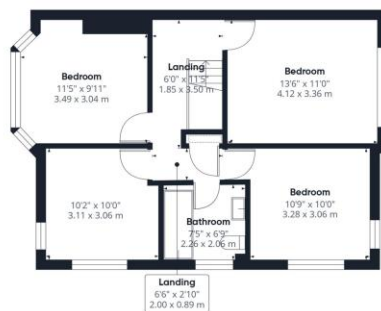


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1

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Approximate total area[®]

1495 ft²
138.8 m²

Balconies and terraces

395 ft²
36.7 m²

(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	70	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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