

TO LET



Coutts Avenue, Chessington, KT9

£1,550.00 PCM

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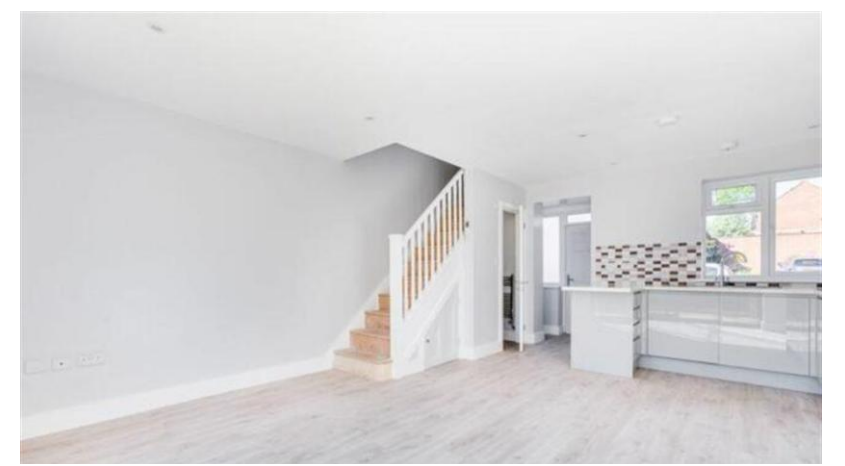
Property Description

A stunning one bedroom house which is immaculately presented throughout. This fantastic property has a fantastic South West Facing Garden and it is positioned within a short distance of Chessington North Station (Zone 6), an array of local amenities, open green space and a number of outstanding local schools.

To the ground floor the property comprises porch, downstairs w.c., superb open plan living area and kitchen with access to the low-maintenance and sunny rear garden. To the first floor the property offers a large double bedroom, and stunning family bathroom. Furthermore the property benefits from a beautiful rear garden with decked area, Integrated appliances, ample storage throughout, and bike storage. Offered to the market on an unfurnished basis.

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

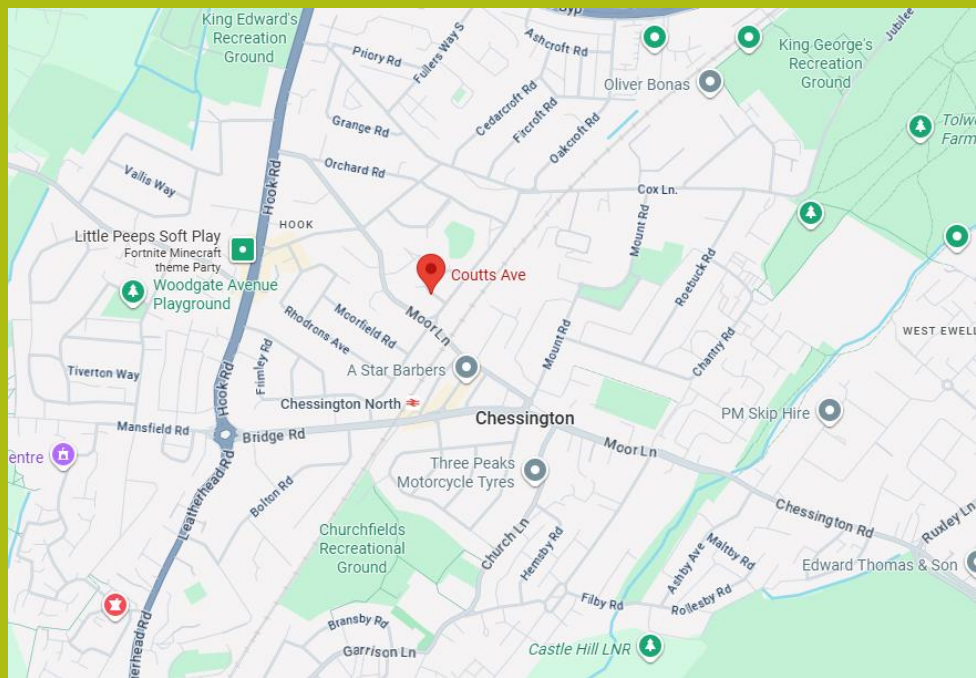
Date Available – 17/12/2025

Holding deposit amount – £357

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – C

Local Authority – Kingston upon Thames Council



Property Type
(End of Terrace)



Construction Type
Brick



Parking
Street Parking



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

Coutts Avenue, KT9

Approximate gross internal area

51.10 sq m / 550 sq ft

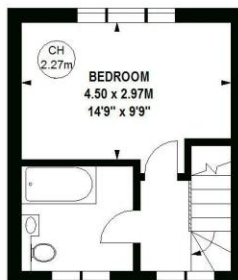
Key :
CH - Ceiling Height



GARDEN
7.86 x 7.06M
25'9" x 23'2"



291 sq ft
Ground Floor



259 sq ft
First Floor

Important Notice: Whilst every attempt has been made to ensure the accuracy of the floorplan and all marketing materials produced by Laurels Estate Agents Limited, they are for guidance only and should not be treated as factually accurate about the property, its size, its condition, its composition, and/or its value. For factual and detailed information you should instruct your own representatives to source this information. Laurels is a trading name of Laurels Estate Agents Limited and Laurels owns the copyright to this floorplan and all other marketing materials (such as photos and videos).



Balham

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London, SW12 9EY
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Colliers Wood & Wimbledon

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

Streatham

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		98
81-91 B	82	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

