

TO LET



Newbury Gardens, Epsom, KT19

£2,750.00 PCM

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Property Description

A stunning three-bedroom, semi-detached property is located on a quiet residential road in Stoneleigh. Located a stone's throw away from Stoneleigh Station (Zone 5) this fantastic property situated is within close proximity to a number of outstanding local schools and is a short walk away from a plethora of shops, restaurants, leisure facilities and green open spaces.

The ground floor comprises a spacious front reception room, downstairs cloakroom & w/c, second reception room with original feature fireplace and contemporary fitted kitchen with integrated appliances. The first floor boasts two large double-bedrooms, a third well-proportioned bedroom and a modern four-piece family bathroom.

Further benefits include off-street parking for multiple vehicles, detached garage, sizeable rear garden with patio area and easy access to London and the 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

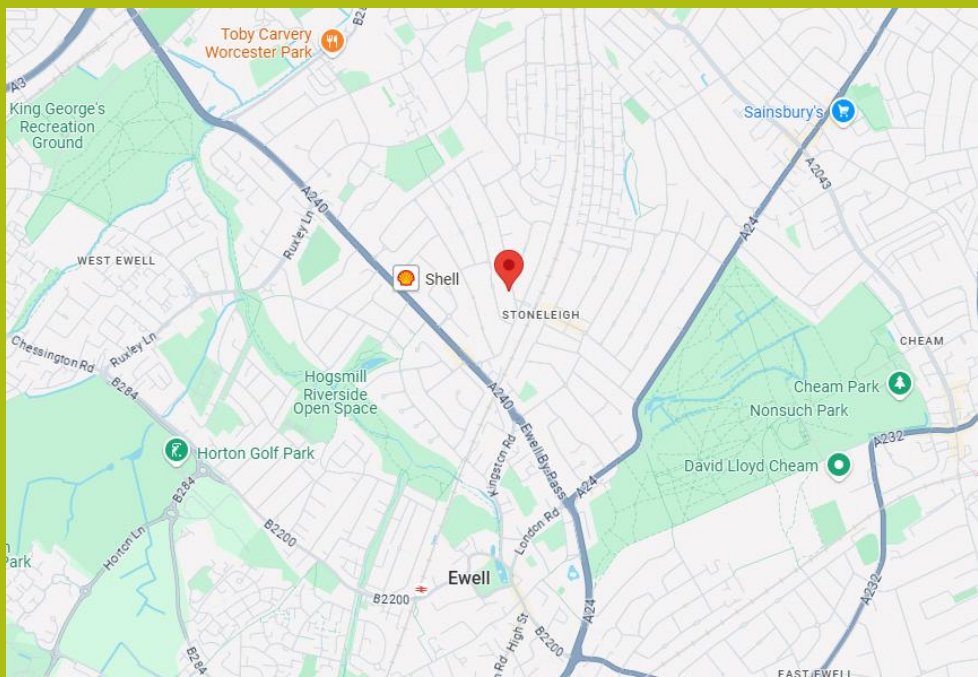
Date Available – 23/07/2025

Holding deposit amount – £634

Security Deposit amount (Five weeks rent) – £3,173.00

Council Tax Band – E

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

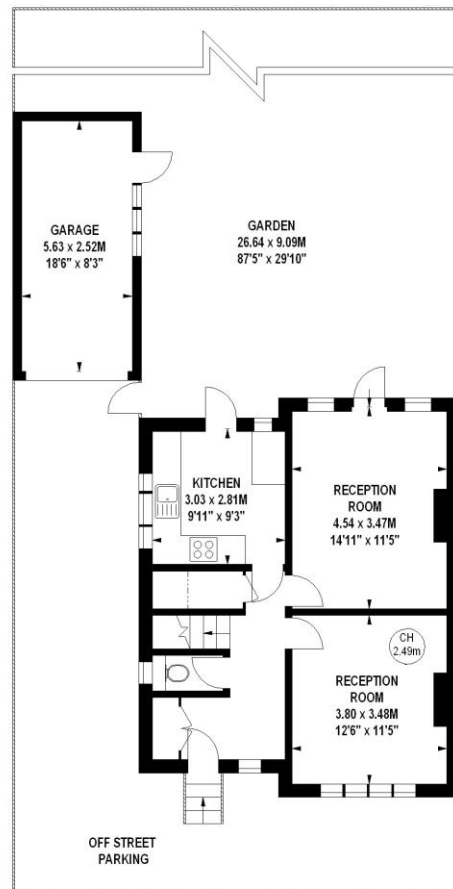
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None

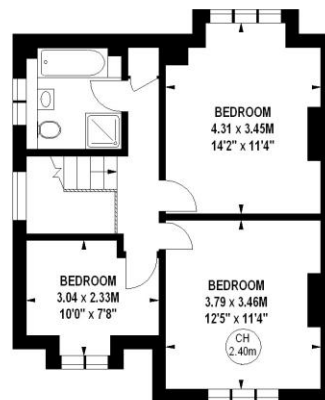


552 sq ft
Raised Ground Floor

Newbury Gardens, KT19

Approximate gross internal area
114.36 sq m / 1231 sq ft
(Including Garage)
Garage
14.12 sq m / 152 sq ft

Key :
CH - Ceiling Height



527 sq ft
First Floor

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.

Floor plan produced by Licaria Services Ltd for Laurels Estate Agents Ltd
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Balham

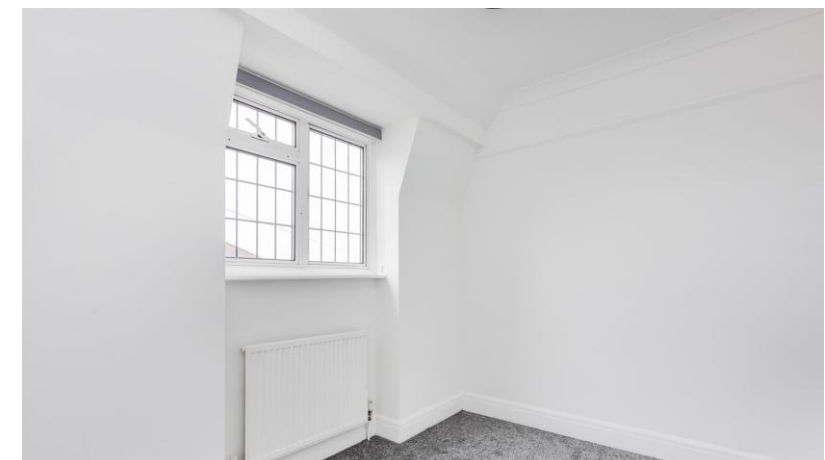
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London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

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

Streatham

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		

