



**BURGH HEATH ROAD, EPSOM KT17**  
**£4,500 PER MONTH** AVAILABLE 24/05/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Burgh Heath Road, Epsom KT17

**£4,500 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Five bedrooms, - Dressing room & en-suite to the principle bedroom, - Family bathroom, - Modern open-plan kitchen/dining/family room, - Utility area, - Downstairs cloak room, - Private garden, - Off street parking with EV charging point, - Council tax band G

## Council Tax

Council Tax Band G

## Hamptons

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# { FAMILY HOME IN THE COLLEGE AREA OF EPSOM.

## The Property

This imposing home combined character features with modern fixtures and fittings. You enter into a generous hallway with stained glass window surrounding the front door and wooden floorboards with both living rooms just off it. There is a separate living room with a bay window to the front of the house, to the rear is a fantastic family/dining room with a high-specification open-plan Schmidt kitchen featuring NEFF appliances; a separate utility space is recessed behind a sliding door. No less than three sets of floor-to-ceiling glass doors open onto the garden and flood the room with light, in addition to the ceiling lantern, while steps lead down to the basement which contain the washing machine and dryer Five good-sized bedrooms span the top two floors, with a smart family bathroom on the first floor (plumbing is in place to create an en-suite in one of the bedrooms if required) and an en-suite shower room and dressing room off the main bay-windowed bedroom on the top floor.

## Outside

To the front is an off-street parking space with an EV charging point while residents parking spaces are available on the street. A generous decked area spans the family room and provides ample space for outdoor dining and socialising which leads onto a pretty lawned garden with a play area at the far end.

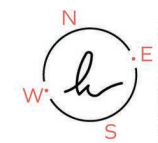
## Location

The house is located on the lower slopes of Burgh Heath Road, within easy reach of Epsom town centre and its many shops, cafes and restaurants. The renowned

Epsom College is just a short walk away, as are the green open spaces of both Elizabeth Welchman Gardens and Epsom Downs. The train station offers fast and direct routes into London within 30 minutes and from the M25 one has convenient access to both Gatwick and Heathrow airports.



Approximate Floor Area = 247.2 sq m / 2661 sq ft  
 Basement = 15.5 sq m / 167 sq ft  
 Total = 262.7 sq m / 2828 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63621

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

