



**EPSON KT19**  
**£3,000 PER MONTH** AVAILABLE 31/08/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Epsom KT19

**£3,000 Per Month**  
**Unfurnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Three bedroom, - Three bathrooms, - Link detached, - Garage, - Private garden, - Open plan kitchen, - Council tax band F

## Council Tax

Council Tax Band F

## Hamptons

51 High Street  
Esher, KT10 9RQ  
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www.hamptons.co.uk

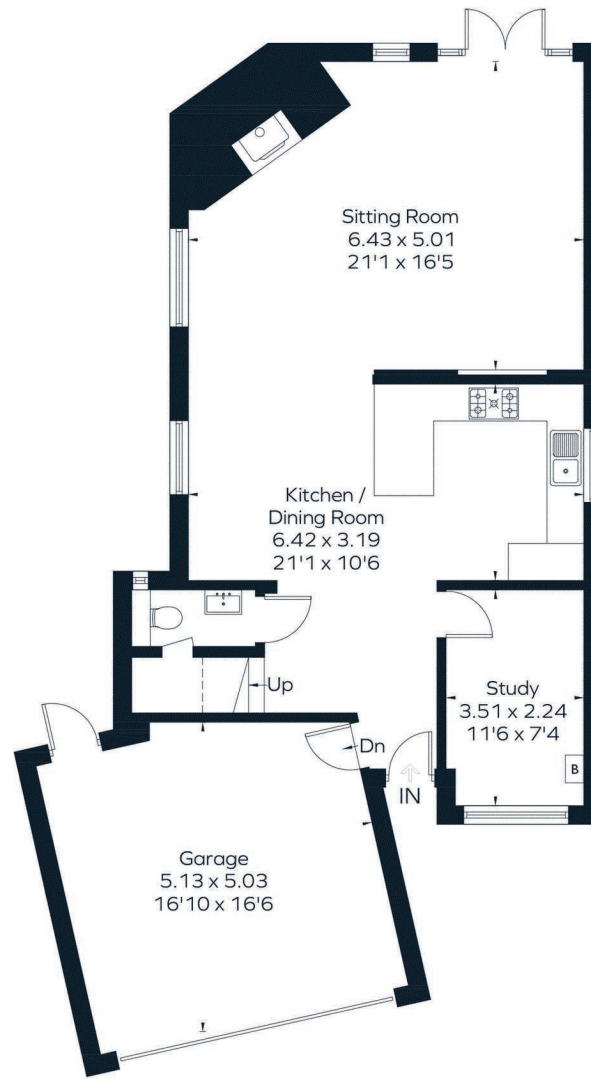
# { SUPERB THREE BEDROOM THREE BATHROOM LINK-DETACHED HOUSE

## The Property

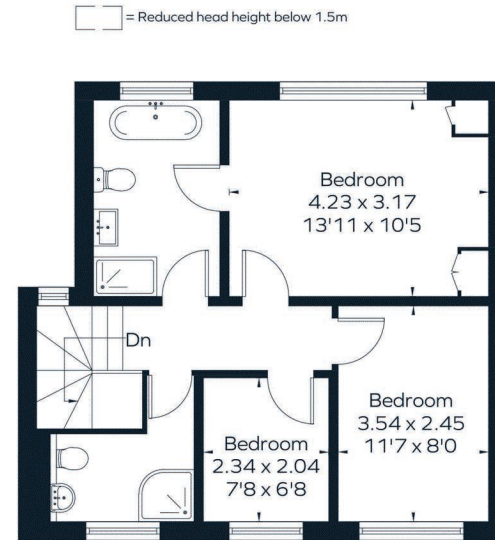
This superb three bedroom three bathroom link-detached house measures almost 1600sqft. It has a wonderful open-plan kitchen dining and sitting room, a study, a delightful garden, garage and plenty of off-street parking. Local amenities, transport links, open spaces and excellent schools are nearby. This superb link-detached house measures almost 1600sqft. From the entry hall one enters into a spacious dual-aspect sitting and dining room featuring a decorative fireplace and engineered hard wood flooring. An open-plan and contemporary kitchen offers plenty of work and storage space which combines to make for a wonderful space for families to spend time together as well as entertaining, while a study (which could be a fourth bedroom) and a guest WC completes the downstairs accommodation. On the upper floor are three bedrooms, a shower room, and a smart Jack & Jill family bathroom containing a separate bath and shower. The house is bright and airy with a neutral decor throughout, and is the ideal long-term family home.



Approximate Area = 146.2 sq m / 1574 sq ft (Including Garage)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 327503

**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.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (low energy costs)	A		
Energy Efficient	B		
Decent	C		
Needs work	D		
Needs more work	E		
Needs a lot of work	F		
Very Energy Inefficient (high energy costs)	G		
		58	75
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> 2002/91/EC	

