



{ THE PARTICULARS

Barons Hurst, Epsom KT18

£5,000 Per Month
Unfurnished

- 6 Bedrooms
- 3 Bathrooms
- 2 Receptions

Features

- Six bedrooms, - Three bathrooms, - Reception room, - Modern open-plan kitchen/dining room, - Private garden, - Driveway parking, - Private Estate, - Council tax band G

Council Tax

Council Tax Band G

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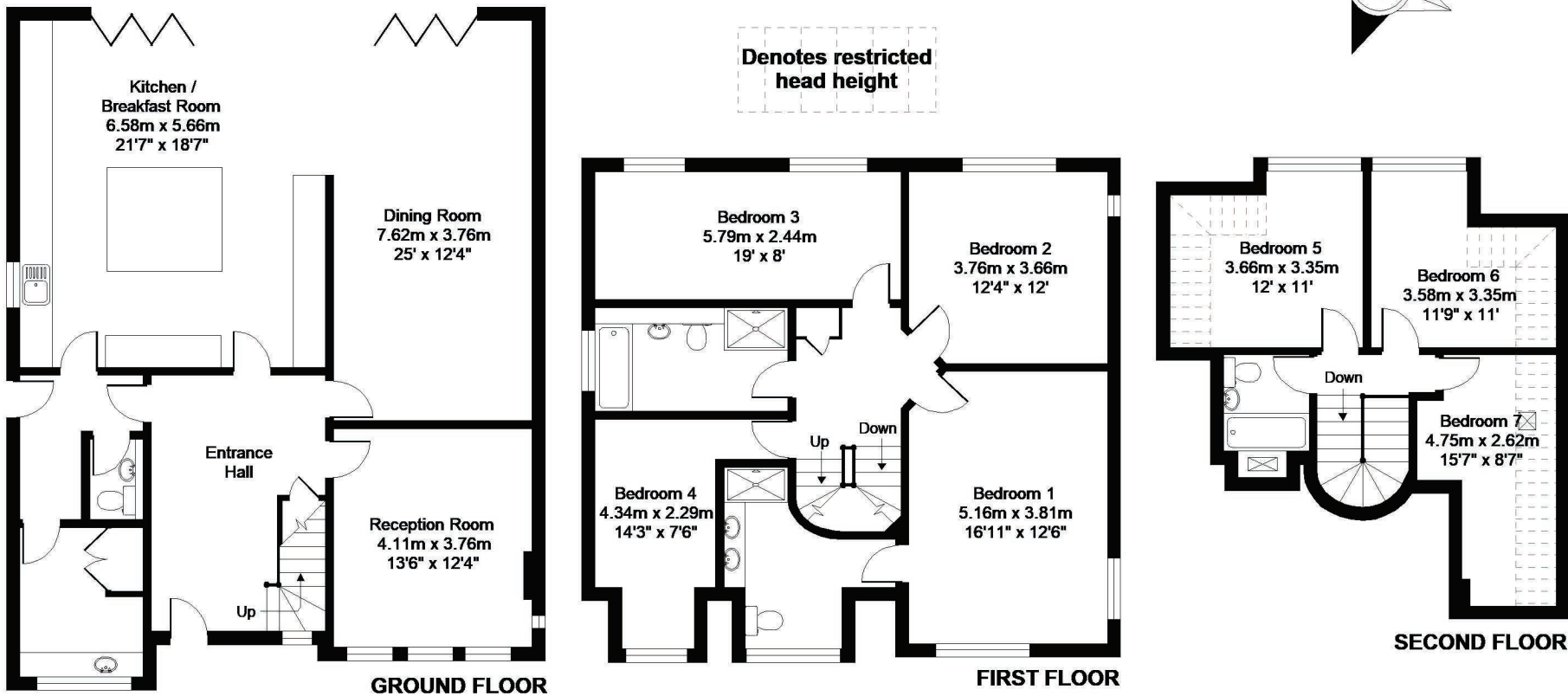
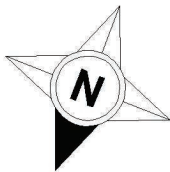
{ FAMILY HOME...

The Property

Occupying a generous plot with driveway parking, the property offers modern and bright accommodation comprising; large entry hall, formal living area, open plan kitchen/dining with a separate living space in addition with bi fold doors leading to the enclosed rear garden which in itself has access to the RAC golf course. Across the first and second floors, six bedrooms, with the principal bedroom being en-suite, the main bathroom and a seventh bedroom/play room. The property sits on an elevated position and from the hallway on the second floor, views of the London skyline, including The Shard can be found. Minimum household income required to pass referencing is £165,000 per annum.

Outside

To the front of the property is off street parking for several vehicles. To the rear is a large mature private garden and patio area leading off the back of the house.



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APPROX. GROSS INTERNAL FLOOR AREA 2514 SQ FT 233.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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 as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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 - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		