

GALEN CLOSE, EPSOM KT19 £2,250 PER MONTH AVAILABLE 18/04/2025

# Hamptons

THE HOME EVERTS

# THE PARTICULARS

Galen Close, Epsom KT19

£2,250 Per Month Unfurnished

3 Bedrooms

1 Bathroom

3 Receptions

#### **Features**

- Three bedrooms, - Two reception rooms, - Downstairs cloakroom, - Conservatory, - Kitchen & separate utility, - Private garden, - Garage & parking, - Council tax band E

Council Tax
Council Tax Band E

Hamptons 51 High Street Esher, KT10 9RQ 01372 466646 esherlettingsoffice@hamptons-int.com www.hamptons.co.uk

### **The Property**

This well-presented end-of-terrace home that benefits from a bright living room, separate dining room, conservatory, kitchen with separate utility room and downstairs cloakroom. To the first floor is the main bedroom with built-in wardrobes, two further bedrooms and the main bathroom.

#### **Outside**

There is a enclosed private rear garden side access; to the front of the property is the attached garage and off street parking.





## Galen Close, Epsom, KT19

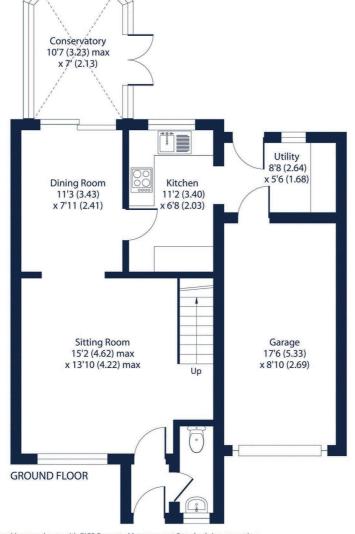
Approximate Area = 935 sq ft / 86.8 sq m

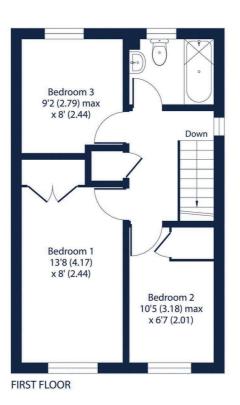
Garage = 155 sq ft / 14.3 sq mTotal = 1090 sq ft / 101.1 sq m

For identification only - Not to scale











Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1070677

#### 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.













