



Seaforth Gardens, Epsom, Surrey. KT19 £2,650 PCM

Nicholls Residential are pleased to offer to the rental market, this three bedroom semi detached family home. The property is located in a favoured road with access to Stoneleigh rail station and Broadway shopping parades. The accommodation comprises porch, entrance hall, wc, two reception rooms with lean to conservatory, modern fitted kitchen and a bathroom with shower cubicle. Outside there is a sizeable rear garden, garage and off street parking to the front. Viewing strongly advised, available early August.

159 - 161 High Street
Epsom KT19 8EW
Tel: 01372 730 111

442 Hook Road
Chessington KT9 1NA
Tel: 020 8391 1110

216 Chessington Road
West Ewell KT19 9XA
Tel: 020 8786 7879

530 London Road
North Cheam SM3 8HW
Tel: 020 8644 3480

Email: contactus@nichollsresidential.co.uk | Web: www.nichollsresidential.co.uk | Fax: 020 8391 1911

Registered Office: 442 Hook Road, Chessington, Surrey KT9 1NA Registered in England. Reg No 06503608
VAT 985 8778 28

Accommodation



NR | NICHOLLS
RESIDENTIAL

Front Reception (15' 7" x 12' 0") or (4.75m x 3.67m)



NR | NICHOLLS
RESIDENTIAL

Rear Reception (12' 8" x 11' 9") or (3.86m x 3.59m)



Kitchen (13' 6" x 8' 0") or (4.12m x 2.43m)





Bedroom 1 (14' 0" x 12' 3") or (4.27m x 3.73m)



Bedroom 2 (12' 8" x 12' 6") or (3.86m x 3.80m)



Bedroom 3 (9' 1" x 8' 0") or (2.76m x 2.43m)



Bathroom









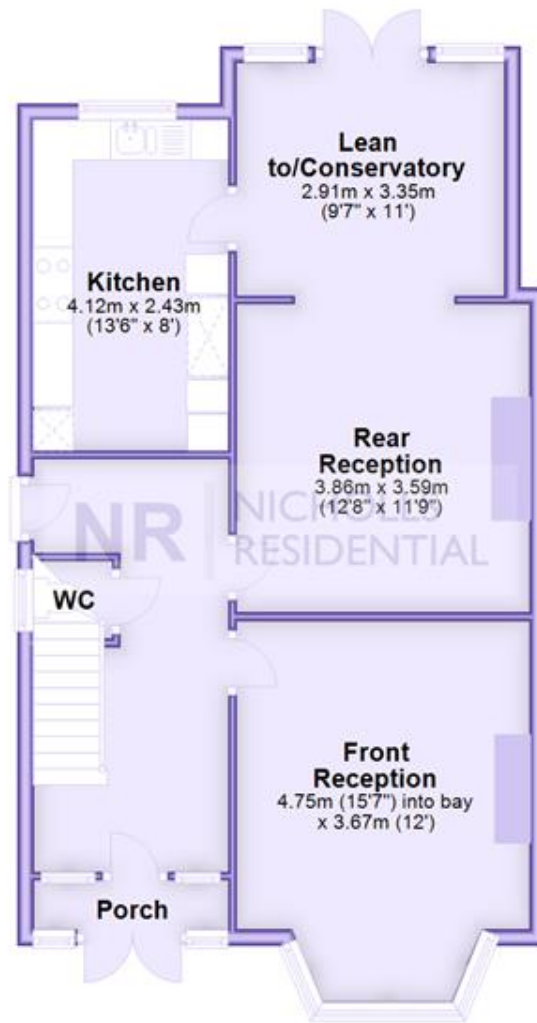


EPC Rating D - 64

Tenure - Freehold

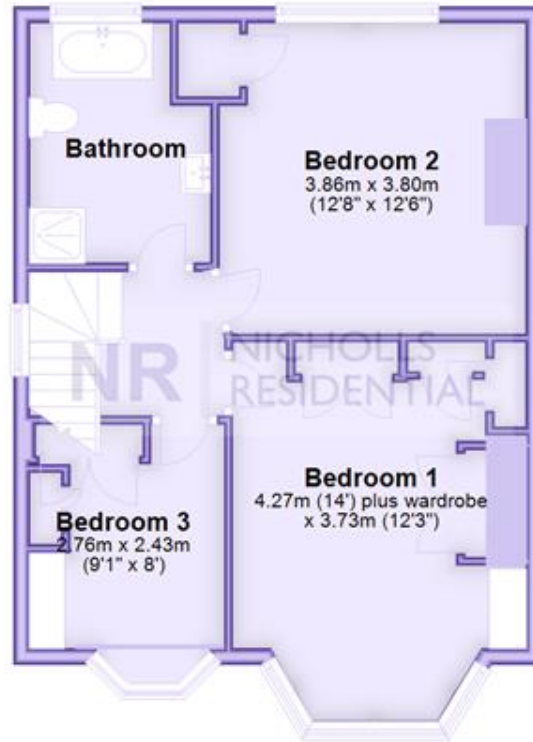
Ground Floor

Approx. 65.8 sq. metres (707.9 sq. feet)




First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.