



Norman Close

Epsom, KT18 5RU

£2,350 Per month


The **local** agent
thelocalagent.co.uk



5 Norman Close, Epsom, Surrey, KT18 5RU

£2,350 Per month

A well presented semi detached house located on this tucked away cul de sac which enjoys a Westerly facing garden with amazing sunsets and off street parking for 2 cars.

Features include a modern kitchen/diner with doors out to garden, a separate lounge, downstairs WC, three good sized bedrooms and a family bathroom with shower. Outside there is a Westerly facing garden with side access.

Available from 26th August.

Unfurnished.

Dilapidation Deposit £2711

Council Tax E

Property Features

Cul De Sac Location

Three Bedrooms

Kitchen/Diner

Separate Lounge

Family Bathroom

Downstairs WC

Westerly Facing Garden

OSP For 2 Cars

Dilapidation Deposit £2711

Council Tax Band: E

Tenure:

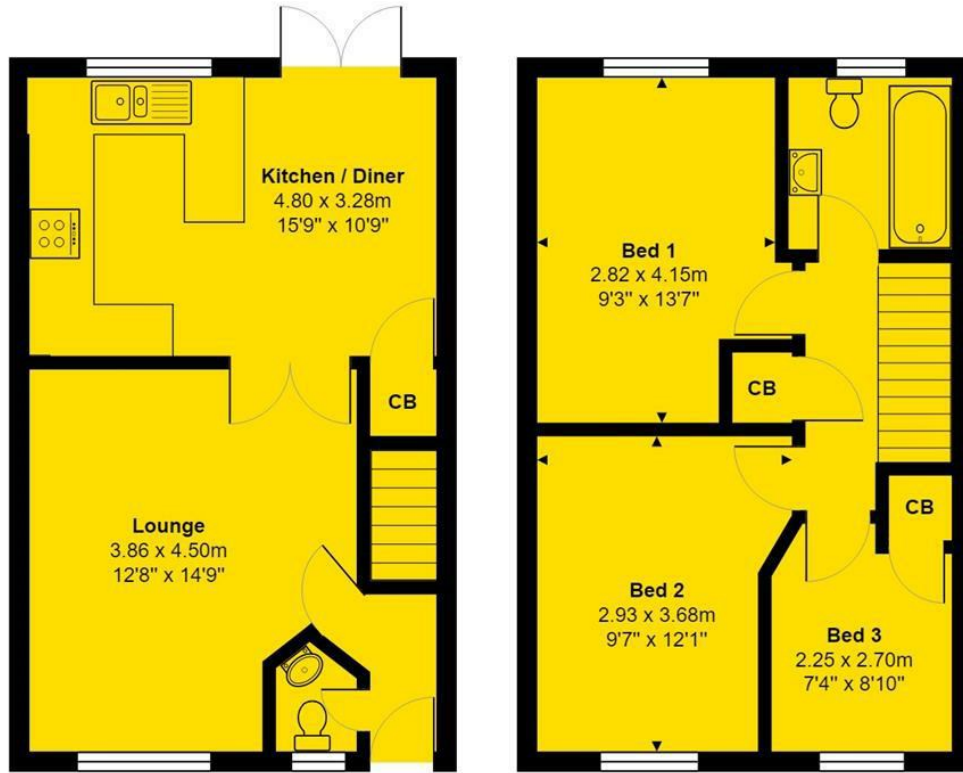
EPC Rating:C

Total approximate floor area: 828.00 sq ft

Location

The property is located on this modern cul de sac between Tadworth and Epsom Downs close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 1 mile away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.

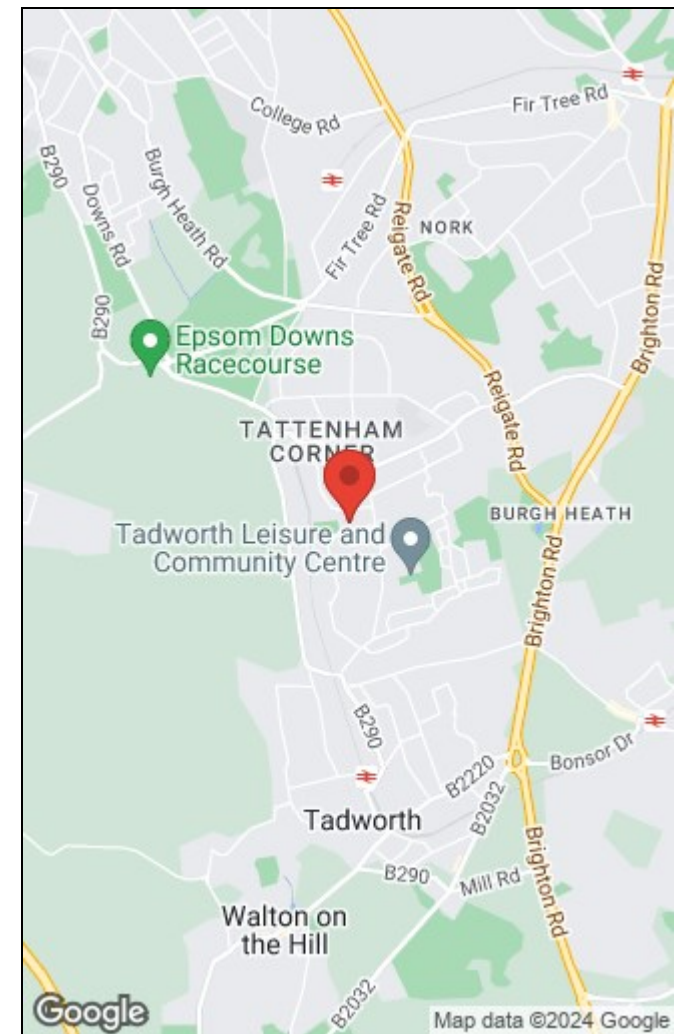




Total Area: 76.9 m² ... 828 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE.
Windows and door openings are approximate.

Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	72		88
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

3 Ruxley Lane, Epsom, Surrey, KT19 0JB
telephone 020 8004 5252 | email sales@thelocalagent.co.uk