



{ GRAFTON ROAD WATTEAU SQUARE CR0  
£2,566 PER MONTH AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# {THE PARTICULARS}

Grafton Road Watteau Square CR0

£2,566 Per Month  
Furnished

 5 Bedrooms

## Features

- Flexible furnishing options furnished or unfurnished,
- Private rear garden ideal for outdoor dining and relaxation,
- Excellent storage throughout,
- Gas central heating,
- Close to transport links – easy access to local bus routes and rail services,
- Nearby amenities shops, cafés, parks and schools all within easy reach

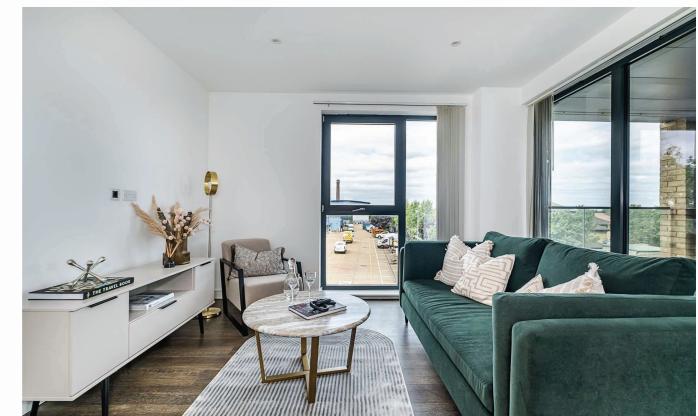
## Council Tax

Council Tax Band F

Hamptons  
29 Station Avenue  
Caterham, CR3 6LB  
01883 597000  
[caterhamlettings@hamptons.co.uk](mailto:caterhamlettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## The Property

A beautifully presented and spacious five double bedroom townhouse available to rent on the highly sought-after Grafton Road, conveniently located within easy reach of local amenities, transport links and green spaces. This excellent property offers generous living space across multiple floors, making it ideal for families or professionals seeking comfort, convenience and style. The property can be offered either furnished or unfurnished to suit your individual requirements. Headline Rent: £2800. One Month rent Free applied in Rent. Upon entry, you're welcomed into a bright and airy hallway leading to a large reception room featuring plenty of natural light perfect for relaxing or entertaining. The adjacent modern kitchen/diner is fitted with high-quality appliances and ample storage, with space for casual dining and social cooking. All five bedrooms are good-sized doubles, providing flexibility for use as bedrooms, home offices or study areas. The property also benefits from well-appointed bathroom facilities, including a contemporary family bathroom and additional ensuite or shower room \*Pictures are of Show house and not actual house\*



## No floor plan currently available

### 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.

