



Church Road Epsom KT17

£1,695 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A lovely three bedroom cottage within walking distance of Epsom Town Centre*

3 Bedrooms | Bathroom | Living Room | Dining Space | Garden | Central Location.

### Description

A wonderfully presented three double bedroom cottage within walking distance to Epsom Town centre and mainline station. offering accommodation comprising; Living room, dining space, three double bedrooms spread over two floors and modern bathroom. With an enclosed rear garden with parking available and set within a short walk to the local amenities of Epsom.

### Furnishing

Unfurnished



### Hamptons Esher Lettings

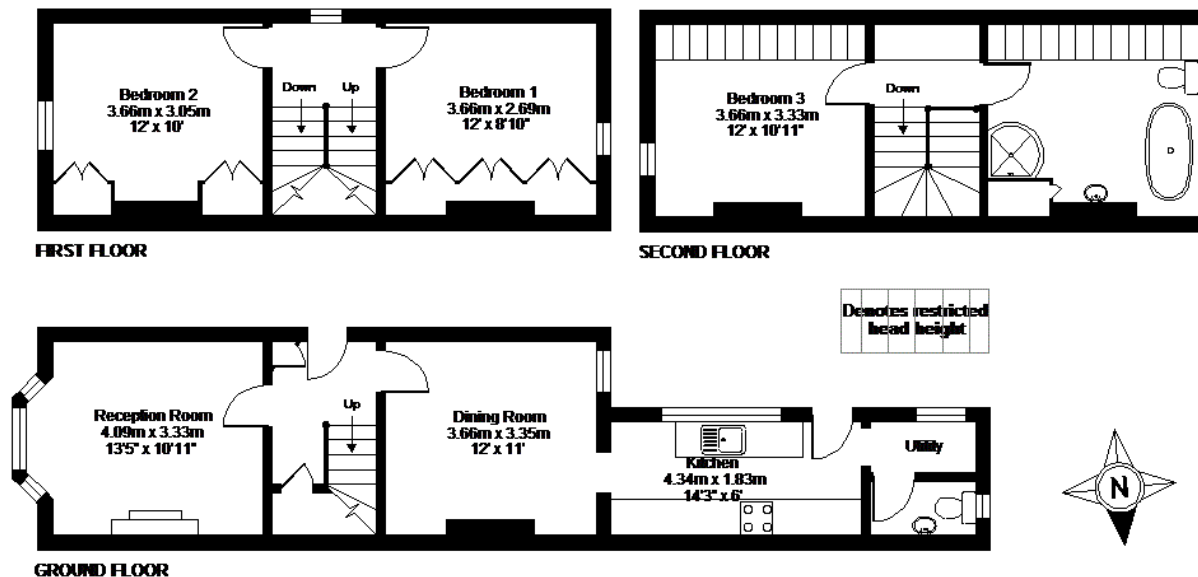
51 High Street

Esher KT10 9RQ

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan



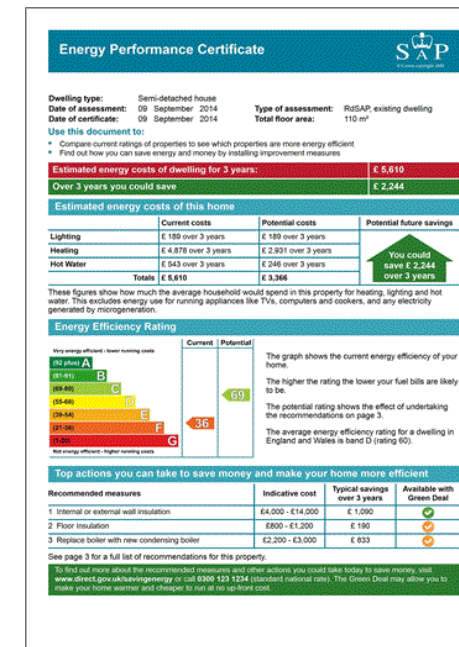
## Church Road, KT17

APPROX. GROSS INTERNAL FLOOR AREA 1027 SQ FT 95.4 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 information only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.

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