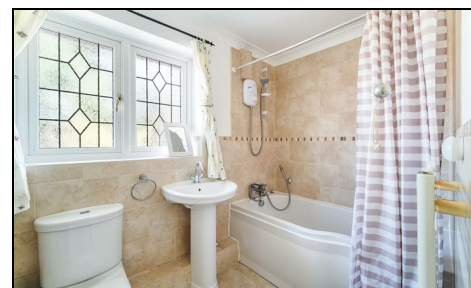


Bluegates Epsom, KT17 2SA

£3,000 Per Month



Large four bedroom, two bathroom link detached house with garage and off street parking for multiple cars, located in a quiet residential road near Non Such Park. The property is located close to bus routes to Epsom and Kingston town centres, as well as Morden underground, and within 1 mile of Stoneleigh and Ewell East and West stations.

The property offers versatile accommodation with a large eat in kitchen, spacious reception room, ground floor reception room, ground floor WC, four good size bedrooms, and two bathrooms.

Council tax band F. EPC band C.

BLUEGATES

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2015 SQ FT - 187.19 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & GARAGE)

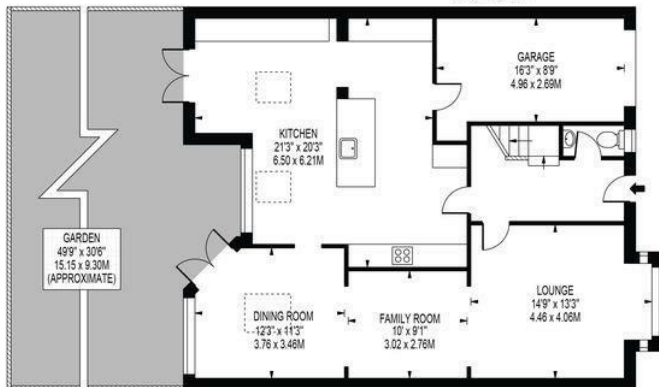
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 97 SQ FT - 9.04 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.63 SQ M



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Semi detached house
- Off street parking and garage
- Two bathrooms
- Ground floor WC
- Spacious accomodation - 187 sq m
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band F



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
EU Directive 2002/91/EC		