



**JAMES
ANDERSON**



TO LET

Bunbury Way, Epsom, KT17

£1,750 Per Month

Per Month

Newly refurbished two bedroom house situated in a quiet cul de sac close to Epsom Downs railway station offers sensational views and a modern and contemporary living space with close proximity to Epsom downs.

Comprising of a large double aspect living room, modern fitted kitchen with appliances, newly decorated and neutral throughout, generous double bedroom, further bedroom, gas central heating, downstairs cloakroom and fitted family bathroom with over bath shower.

The property comes with the added benefits of having allocated parking, with Epsom Downs BR station just a couple of minutes walk away plus a beautiful greenbelt area behind offering stunning views.



Two Double Bedrooms



One Bathroom



Large Reception Room



Modern Kitchen



EPC Rating D / Council Tax D / Holding Deposit £426.92



Epsom Downs



Epsom College



Off Street Parking



Quiet Location




Minimum Term 12 Months / Deposit £2134.61



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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