



**JAMES
ANDERSON**



TO LET

Hawthorne Place, Epsom, KT17

£2,500 Per Month

Per Month

Well presented three double bedroom terrace house which provides spacious and living accommodation and is located just a short walk from Epsom town centre. The ground floor comprises an entrance hallway, large living room with laminate wood flooring and a well-appointed kitchen with modern appliances and further benefits from access out onto the rear garden. To the first floor and second the property boasts three double bedrooms all of which benefit from built in wardrobes and the bathroom with walk in shower. Additional benefits include two private parking spots and private rear garden.



Three Double Bedrooms



Two Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC C/ Council Tax Band E/ Holding Deposit £576.92



Epsom



Private Garden



Off Street Parking



Unfurnished



Minimum Term 12 Months/ Deposit Amount £2,884.62



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

0208 785 4400

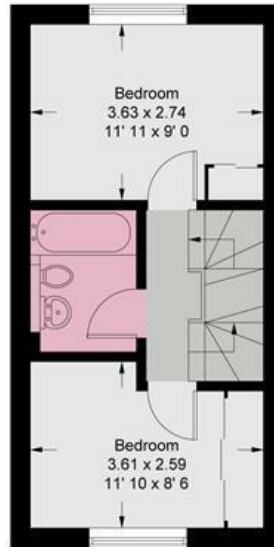
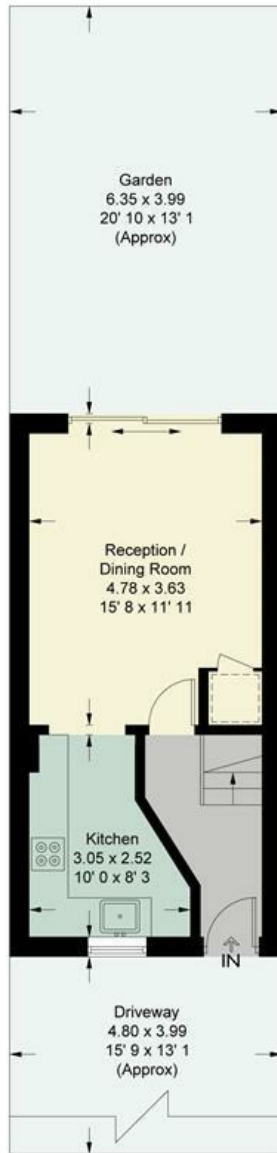
Hawthorne Place

Approximate Gross Internal Area = 805 sq ft / 74.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 15 sq ft / 1.4 sq m
 Total = 820 sq ft / 76.2 sq m



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= Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (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 | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

