



**JAMES
ANDERSON**



TO LET

Hawthorne Place, Epsom, KT17

£1,850 Per Month

Per Month

Well presented two 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 the property boasts two double bedrooms both of which benefit from built in wardrobes and the bathroom with walk in shower. Additional benefits include off street parking and private rear garden.



Two Double Bedrooms



Family Bathroom



Large Reception Room



Separate Kitchen



EPC D / Council Tax Band D / Holding Deposit £415.38



Epsom



Private Garden



Off Street Parking



Unfurnished



Minimum Term 12 Months / Deposit £2076.92



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

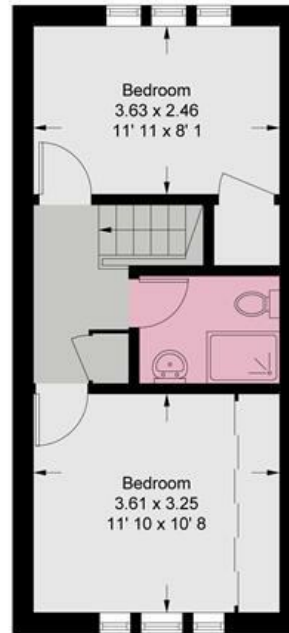
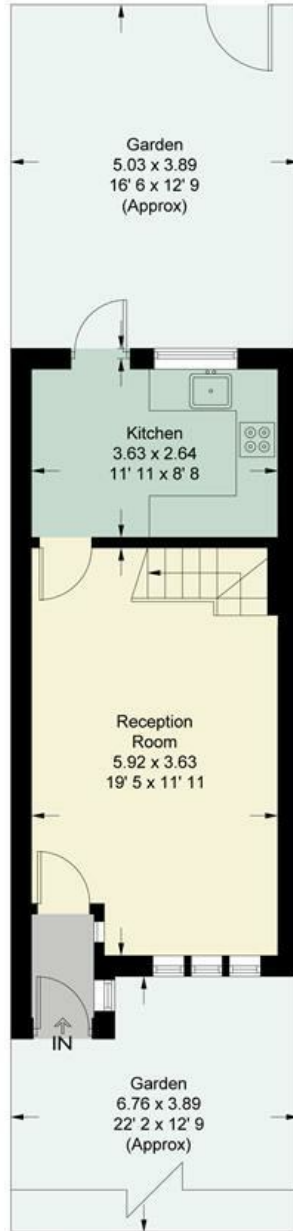
0208 785 4400

Hawthorn Place

Approximate Gross Internal Area = 678 sq ft / 63 sq m



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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			
(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		

