



JAMES
ANDERSON



TO LET

Hawthorne Place, Epsom, KT17

£1,900 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 £438.46



Epsom



Private Garden



Off Street Parking



Unfurnished



Deposit £2192.30



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

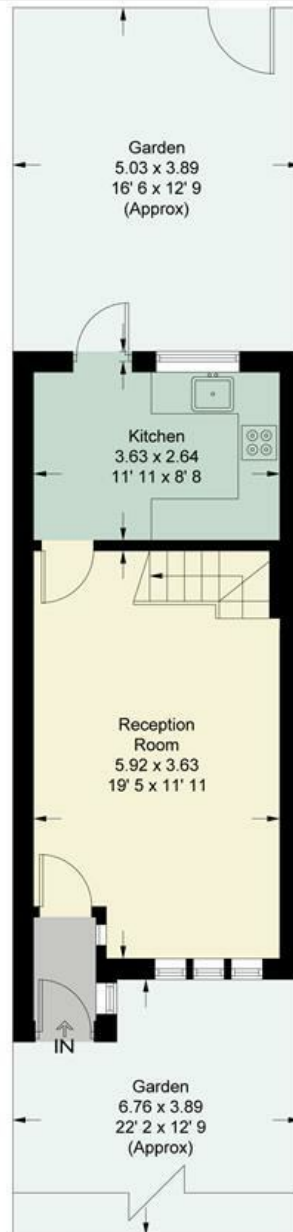
0208 785 4400

Hawthorn Place

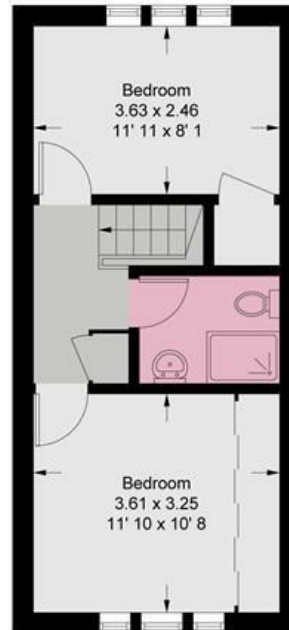
Approximate Gross Internal Area = 678 sq ft / 63 sq m



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Ground Floor
345 sq ft / 32.1 sq m



First Floor
333 sq ft / 30.9 sq m

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) for any use of this plan or the adequacy, accuracy or completeness of the information provided.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

