

Kennedys'

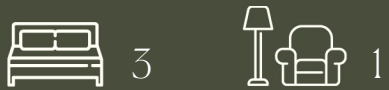
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3, Stable Close
Langley Vale
KT18 6HH

We are delighted to offer to the rental market this three bedroom semi-detached house with two off road parking spaces and a South Facing Garden in the heart of Langley Vale and walking distance of local pub/restaurants and of course Epsom Racecourse. Available Early May as Unfurnished. Pets Considered

£2,200 Per Month



- Semi Detached House
- Fitted Kitchen with Appliances
- 2x Off Road Parking Spaces
- Council Tax Band: E
- Long Term Let
- Three Bedrooms
- Downstairs WC
- South Facing Garden
- Available Early May 2025
- Pets Considered



PROPERTY DESCRIPTION

The property is located in a small cul-de-sac close to Epsom Downs. The accommodation comprises of entrance hall with large coats cupboard and downstairs cloakroom. Fitted kitchen with American-style fridge/freezer, washing machine, tumble dryer and dishwasher. The large Living room has patio doors leading out to the rear garden and a built in cupboard.

To the upstairs there are two double bedrooms and a single bedroom, all with fitted wardrobes. The family bathroom has a separate shower cubicle as well as full white suite. The loft is fully boarded with ladder and lighting for extra storage.

There is a south facing garden laid out over two levels to the rear, with gardens and off street parking for 2 cars to the front.

The property is available Early May as Unfurnished.
Pets are considered

Please Note: the photos were taken in October 2021 so may not be a true representation of the current condition.

Stable Close is well located for local amenities and offers both the open spaces of Epsom Downs as well as being well served by railway networks from Epsom Downs and Tattenham Corner railway stations, into London Victoria and London Bridge whilst the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate. There are several excellent local schooling options, in both private and state sectors.









PROPERTY DESCRIPTION

The area is of course very popular with dog-walkers and hikers alike whilst there are a range of services and amenities locally including a doctors surgery, petrol station, a post-office, restaurants, supermarkets, pubs and a library. Epsom Town centre and Banstead Village, with their comprehensive shopping services, are both located within a 3 and 4 mile radius respectively.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied - Gas Central Heating

Council Tax Band: E - Reigate and Banstead Council.

EPC Rating: C

Tenure: Freehold

Flood Risk: Vert Low

Broadband: Superfast

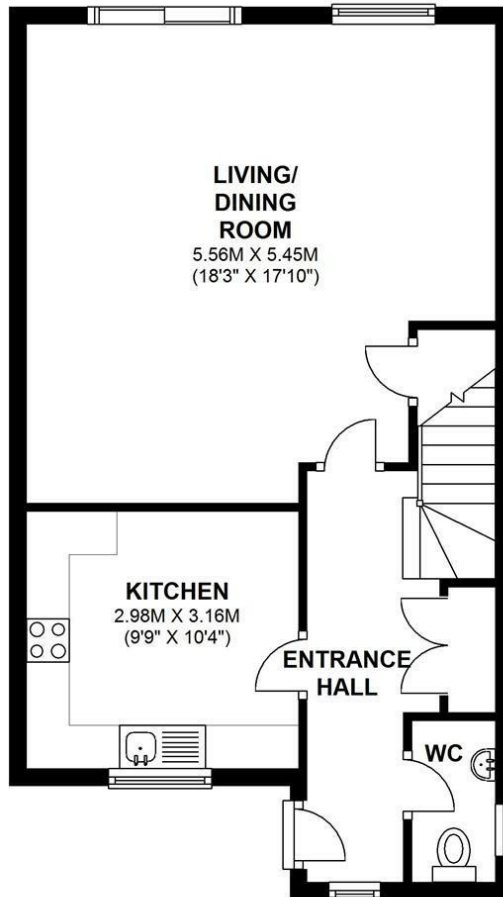
Mobile Phone Availability: Indoor: Limited - Three, EE, O2 & Vodafone Outdoor - Likely: Three, EE, O2 & Vodafone

Other Information: Ask The Agent

For further information please contact a member of our Lettings Team on 01737 817718.

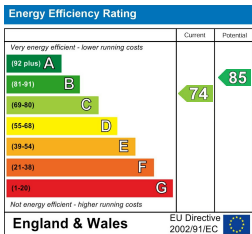
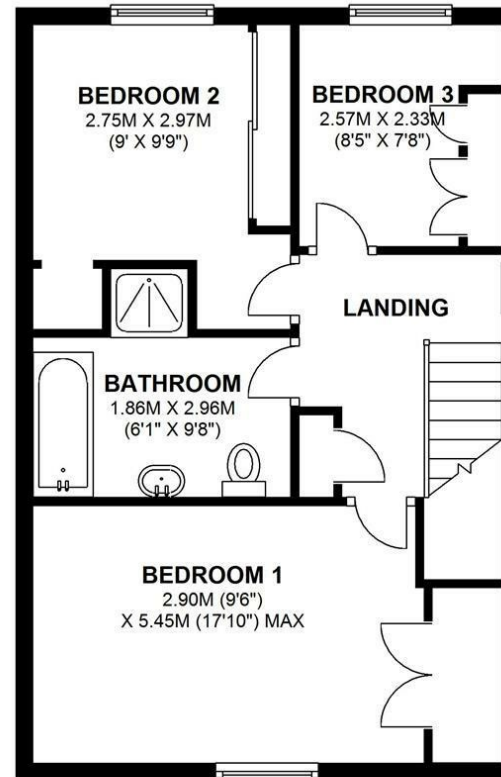
GROUND FLOOR

APPROX. 49.9 SQ. METRES (537.3 SQ. FEET)



FIRST FLOOR

APPROX. 45.5 SQ. METRES (489.6 SQ. FEET)



TOTAL AREA: APPROX. 95.4 SQ. METRES (1027.0 SQ. FEET)

3, Stable Close

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate and Banstead
TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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