

# Butler's

thoughtful estate agency



Highridge Close, Epsom, KT18 5HF  
£1,700 Per month



2



1



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# PROPERTY SUMMARY

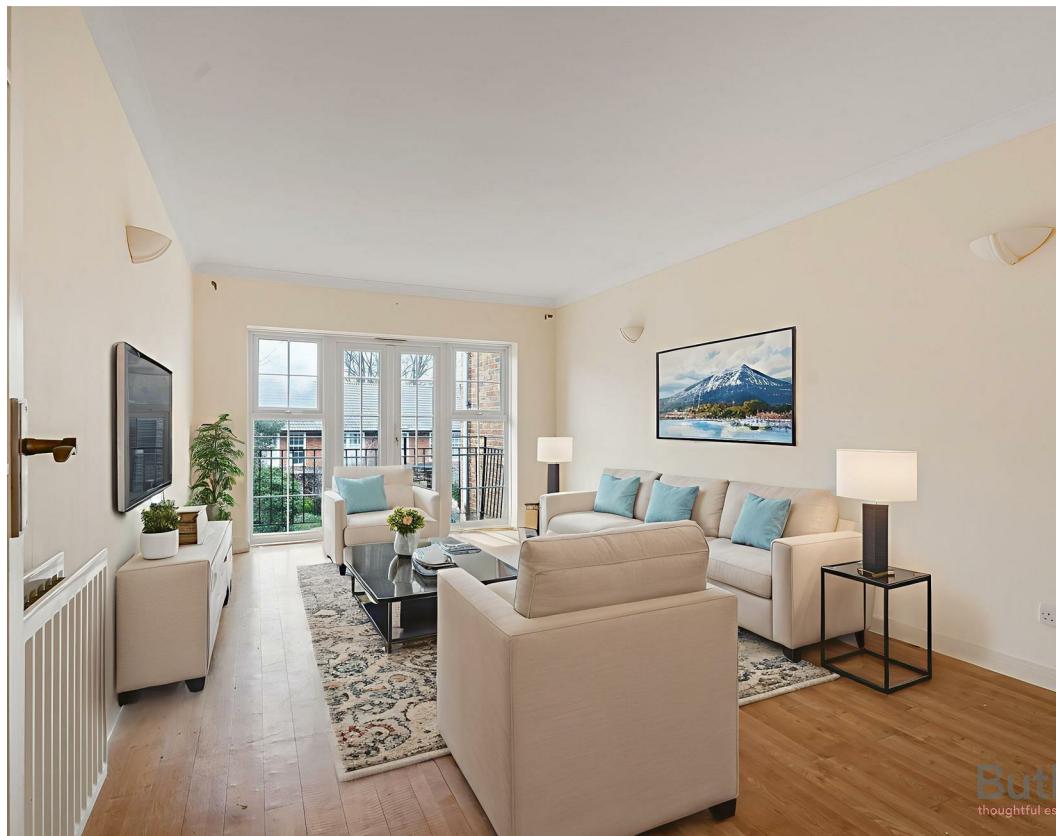
Welcome to this charming two-bedroom flat located in the desirable area of Highridge Close, Epsom. This purpose-built property offers a perfect blend of comfort and convenience.

As you enter the flat, you will be greeted by a warm and inviting atmosphere. The spacious living area provides ample room for relaxation and entertaining, while large windows allow natural light to flood the space, creating a bright and airy feel. The well-appointed kitchen is designed for practicality, offering sufficient storage and workspace for all your culinary needs.

The two bedrooms are generously sized, providing a peaceful retreat at the end of the day. Each room is designed to accommodate various furniture arrangements, ensuring that you can create a personal space that suits your style. The bathroom is modern and functional, featuring all the necessary amenities for your daily routines. The property also benefits from its own balcony.

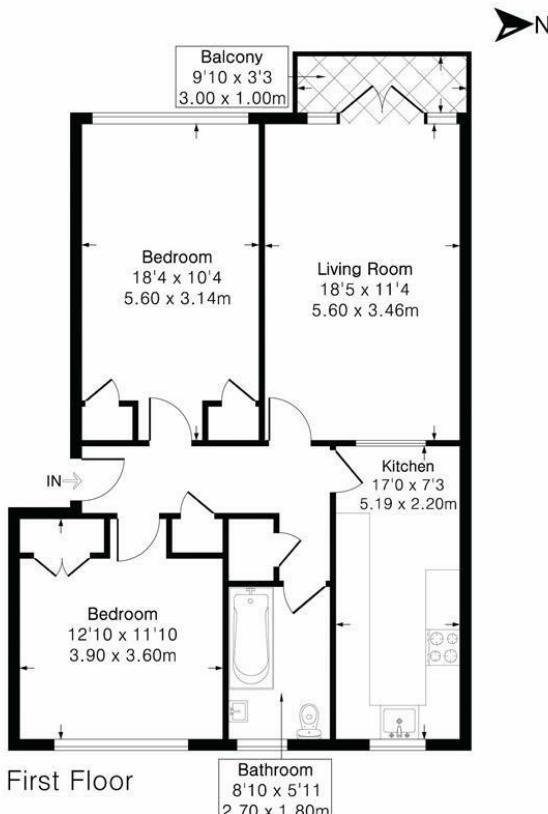
Highridge Close is situated within easy reach of local amenities, including shops, schools, and parks, making it a convenient place to live. Epsom town centre is just a short distance away, offering a wider range of shopping and dining options, as well as excellent transport links to London and beyond.

In summary, this delightful flat in Highridge Close presents an excellent opportunity for those seeking a comfortable and well-located home in Epsom. With its appealing features and proximity to essential services, this property is not to be missed.





Approximate Gross Internal Area 832 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Butler's**  
thoughtful estate agency

**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
[lettings@butlershomes.co.uk](mailto:lettings@butlershomes.co.uk)  
[butlershomes.co.uk](http://butlershomes.co.uk)

**LOCAL AUTHORITY**  
Epsom & Ewell

**DEPOSIT REQUIRED**  
£1,961

**PROPERTY AVAILABLE DATE**  
20th January 2026

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements