



North View Crescent, Epsom, Surrey KT18 5UR
£1,650 PCM



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**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE BRINGING A THREE BEDROOM FAMILY HOME TO THE MARKET. Situated in Epsom and within walking distance to Tattenham Corner Train Station (direct link to London Bridge), this large link-detached house is perfect for a family. Three double bedrooms, family bathroom, full-house-length reception room and conservatory coupled with a kitchen and utility room and separate WC gives all the room needed. Further benefits include a huge garden, private driveway and private garage. Available immediately on an unfurnished basis.

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		
		80
		53
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		
		75
		44
England & Wales		EU Directive 2002/91/EC

ENTRANCE

Double-glazed porch with sliding door and solid wood front door

HALLWAY

Provides access to all rooms downstairs:

LIVING ROOM

Outlook over the well-manicured front garden and private driveway. Double-glazing, carpet and original fire-place.

DINING ROOM

Linked with the living room, conservatory and with direct side access to the kitchen

CONSERVATORY

Double glazed and heating with double door access into the rear garden

DOWNSTAIRS WC

Separate room off the hallway

KITCHEN

Family kitchen with all modern appliances and plenty of storage units at knee and eye level. Outlook over the rear garden.

UTILITY ROOM

Accessed from the kitchen with direct access into the garden with additional storage units and washer-dryer

BEDROOM 1

Double size, carpeted and freshly redecorated overlooking the front garden. Fitted wardrobes.

BEDROOM 2

Double size, carpeted and freshly redecorated overlooking the rear garden. Fitted wardrobes.

BEDROOM 3

Smaller double size, carpeted and freshly redecorated overlooking the front garden. Fitted wardrobes.

BATHROOM

Family bathroom with shower over bath, hand-basin and the WC in a separate room

GARDEN

Approx. 100ft long laid mainly to grass with patio area

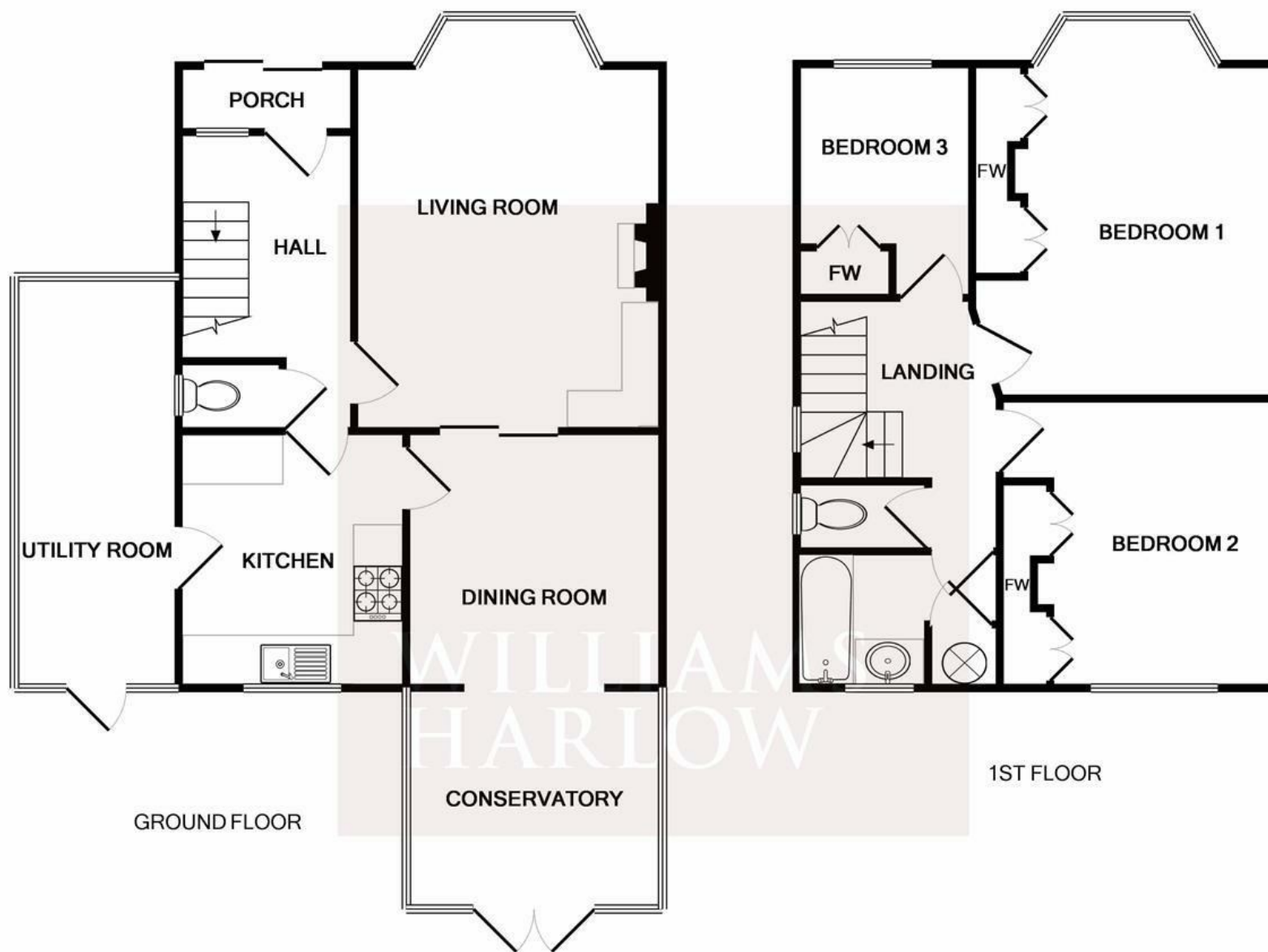
COUNCIL TAX

Council Tax Band F (£2,699.25) 2018/19



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE

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