

TO
LET



282 Kingston Road, Ewell KT19 0SN

£5,000 pcm



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PROPERTY SUMMARY

Video & Photos. Available Now. Stunning 4 Double bedroom, 2 bathroom, detached home. Benefitting from triple glazing, gas central heating, feature lighting, oak doors, marble flooring with underfloor heating throughout the ground floor, front and rear gardens, own drive via electric gates to garage. Easily maintained garden. Council Tax Band G

POINTS OF INTEREST

- *Detached Bungalow*
- *Four Double Bedrooms*
- *Double Glazing & GCH*
- *Own Drive To Garage*
- *Corner Plot*
- *No Chain*



ROOM DESCRIPTIONS

SUMMARY

Summary Details

Furnishing: Unfurnished

Parking Arrangements: Garage and off street parking for 3 Cars

Council Tax Band: G

Available: Now

Initial tenancy length: 12 Months

Sorry no Pets

The prospective tenant will need to qualify, after full references, as acceptable for Rent Guarantee Indemnity Insurance purposes.

Deposits

Holding Deposit equal to 1 week's rent

Damage deposit equal to 5 week's rent, Zero deposit may also be available.

Jackson Noon Estate Agents Ltd are Members of The Property Ombudsman and CMP (Client Money Protect).

Front Door to

Entrance Porch

Tiled floor, FEATURE DOUBLE DOORS to

Entrance Hall

16' x 14' 8" (4.88m x 4.47m) Underfloor heating, cloaks hanging space, OAK STAIRCASE

Cloakroom

Comprising low level wc, bidet, wash hand basin, heated towel rail, tiled walls, double glazed windows

Lounge

24' 2" x 22' (7.37m x 6.71m) Underfloor heating, BI FOLD DOORS to garden

Refitted Kitchen

22' 7" x 9' 10" (6.88m x 3.00m) Single drainer 1½ bowl sink unit inset in granite work surface, range of cupboards and units with feature lighting, space for fridge freezer, dishwasher, fitted oven and hob, extractor, triple glazed window

Utility Room

14' 9" x 10' (4.50m x 3.05m) Sink unit with cupboards below, worksurface, hob, washing machine

Bedroom 1

24' 10" x 14' 7" (7.57m x 4.44m) triple glazed window

En Suite Shower Room

Comprising shower cubicle, fitted shower, shower screen, low level wc, wash hand basin, airing cupboard, radiator, tiled walls, double glazed window

1st floor

Bedroom 2

26' 1" x 10' 1" (7.95m x 3.07m) Two radiators, two double glazed windows

Bedroom 3

25' x 11' 6" (7.62m x 3.51m) Two radiators, two double glazed windows

Bedroom 4

23' 5" x 7' 11" (7.14m x 2.41m) Two radiators, two double glazed windows

Bathroom

Comprising fitted shower, shower screen, low level wc, wash hand basin, tiled walls, double glazed window

Airing/ boiler room

13' 9" x 4' (4.19m x 1.22m) Megaflo system

Outside

Front Garden

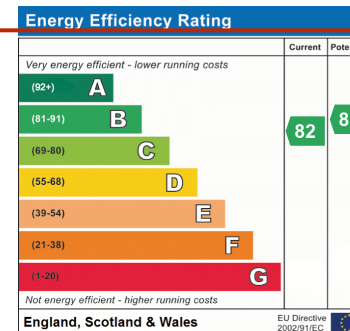
Mainly paved, paved path, mature borders

Rear Garden

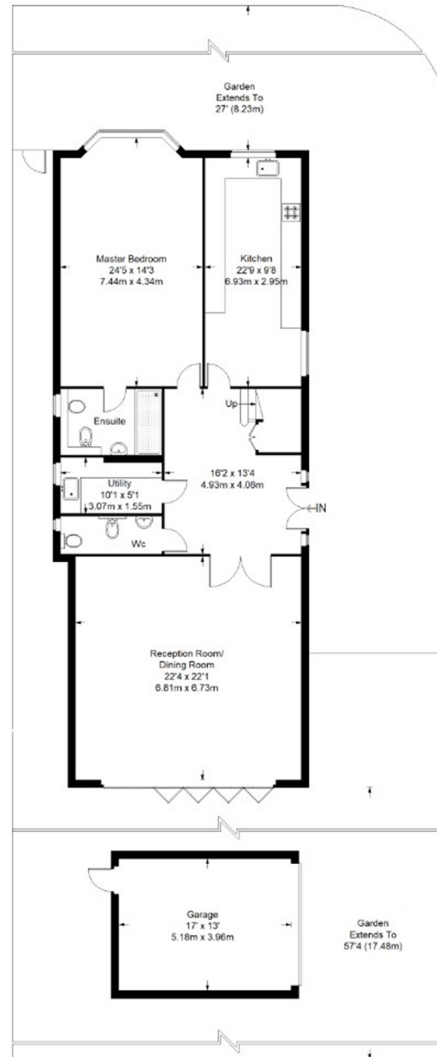
Mainly laid to lawn, mature borders, patio area, pond, two garden sheds

Garage

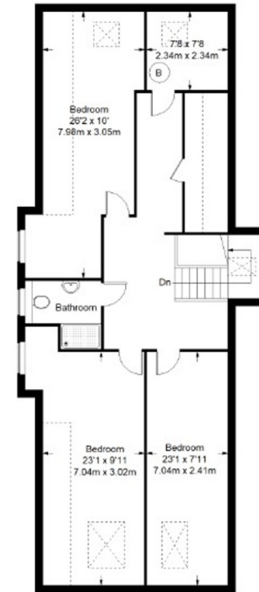
Via own driveway



Kingston Road



Ground Floor = 1448 sq ft



First Floor = 1085 sq ft

☐ Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 1448 sq ft / 134.52 sq m
 FIRST FLOOR (Excluding Reduced Headroom) = 1085 sq ft / 100.00 sq m
 (Reduced Headroom) = 138 sq ft / 12.82 sq m
 GARAGE = 222 sq ft / 20.62 sq m
 Total = 2755 sq ft / 255.94 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D327403)