

TO  
LET



Ruxley Lane KT19 9JS

JACKSON  
**NOON**

£1,695 pcm

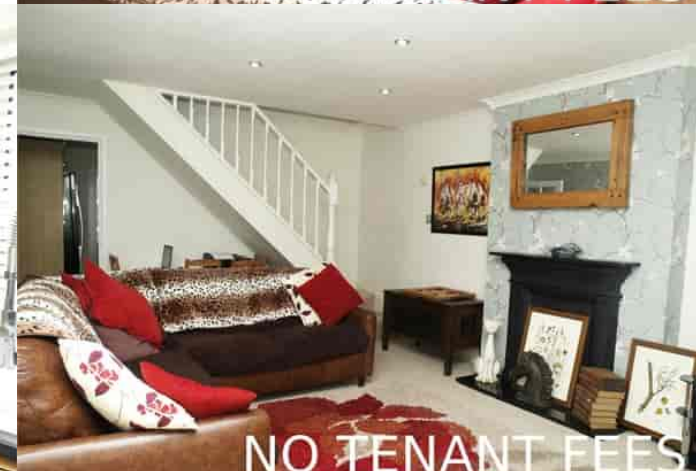
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## PROPERTY SUMMARY

Available now. 2 double bedroom cottage. FGCH, Double Glazing, garage, private rear garden, recently re-carpeted throughout, Good local shops, approx. 1 mile to Zone 6 Station. Council Tax D

## POINTS OF INTEREST

- Available Now
- Two Double Bedrooms
- Refitted Kitchen/Breakfast
- Refitted Bathroom
- FGCH, Double Glazing
- Garage and Garden



## ROOM DESCRIPTIONS

### Summary

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2 Double Bedrooms | Approx 1 Mile from Train Station | Kitchen with Fitted Oven & Hob/Washing Machine/American Fridge-Freezer/Dishwasher | Double Glazed | Gas Central Heating | Rear Garden

Furnishing: Unfurnished

Parking Arrangements: Garage to rear and off street parking for 1 car

Council Tax Band: D

Available: 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).

### Double Glazed Front Door to

#### Entrance Hall

Wood flooring, radiator

#### Lounge

21' 1" x 13' 1" (6.43m x 3.99m) Feature cast-iron fireplace, 2 radiators, double glazed window

#### Refitted Kitchen/Breakfast Room

13' x 9' 5" (3.96m x 2.87m) Single drainer 1½ bowl ceramic sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, plumbing for dishwasher, fitted oven & hob, extractor, tiled floor, double glazed window, double glazed doors to garden

### Stairs to First Floor Landing

#### Bedroom 1

13' 7" x 12' 8" (4.14m x 3.86m) Radiator, double glazed window

#### Bedroom 2

10' 7" x 9' 7" (3.23m x 2.92m) Radiator, fitted wardrobes to one wall, double glazed window

#### Bathroom

Comprising tile enclosed bath with mixer taps and shower attachment, shower screen, low-level WC, wash hand basin, fully tiled walls, airing cupboard, radiator, extractor

### Outside

#### Communal Front Garden

Mainly laid to lawn

#### Rear Garden

Mainly laid to lawn, door to rear access of garage

#### Garage

Up and over door, power & light, additional parking space

### Ruxley lane

Approximate Gross Internal Area = 73 sq m / 786 sq ft

