

TO  
LET



22 Scotts Farm Road, West Ewell KT19 9LJ

£1,750 pcm



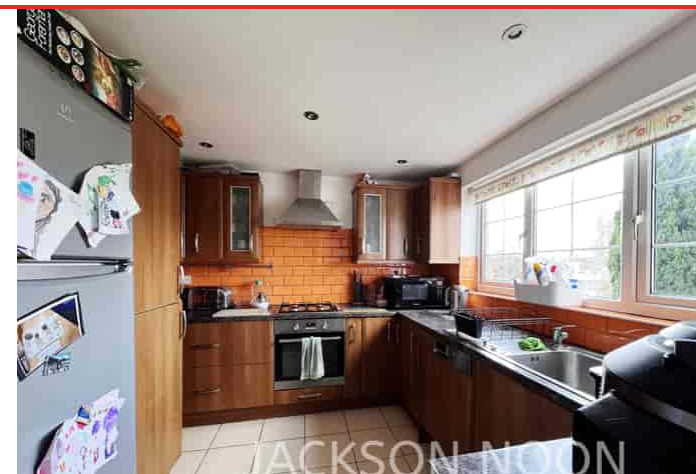
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## PROPERTY SUMMARY

Available Mid April. A 2 bedroom, 2 bathroom semi-detached house with full gas central heating, double glazing, study/playroom, and own garden. Tax Band D

## POINTS OF INTEREST

- *2 Bedroom House*
- *Lounge and Kitchen*
- *Study Area*
- *Shower Room and Bathroom*
- *FGCH and Double Glazing*
- *Front and Rear Gardens*



## ROOM DESCRIPTIONS

### Summary

#### Summary Information

2 Bedrooms | 2 bathrooms | Approx 1 Mile from Train Station | Kitchen with Fitted Oven & Hob/Washing Machine/Fridge-Freezer | Double Glazed | Gas Central Heating | Rear Garden  
Furnishing: Unfurnished  
Parking Arrangements: On Road  
Council Tax Band: D  
Available: Mid April

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 CMP (Client Money Protect).

### Double Glazed Front Door to

#### Entrance Hall

Under stairs cupboard, meter cupboard, radiator, dado rail

#### Lounge

19' 1" x 12' 9" 5.82m x 3.89m Feature fireplace with pine surround and marble hearth, 2 radiators, double glazed window, double glazed french door to garden

#### Kitchen

10' x 9' 9" 3.05m x 2.97m Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash and dishwasher, space for cooker, part tiled walls, double glazed window, door to

#### Study/Playroom Area

Double glazed door to garden, and access to storage area/side access, Radiator, wall mounted boiler

#### Shower Room

Comprising shower cubicle, wash hand basin, low level WC, radiator

### Stairs to First Floor

#### Landing

Dado rail, radiator, deep over stairs cupboard, double glazed window

#### Bedroom 1

13' 11" x 10' 4.24m x 3.05m Radiator, fitted wardrobe, wood flooring, dado rail, double glazed window

#### Bedroom 2

12' 10" x 9' 3.91m x 2.74m Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath, fitted shower, low level WC, wash hand basin, radiator, 2 double glazed windows

### Outside

#### Front Garden

Mainly laid to lawn, paved path

#### Rear Garden

Mainly laid to lawn, paved path and patio, mature flower borders, outside light

