

TO  
LET



15 Riverview Road, Epsom, Surrey KT19 0LF

JACKSON  
**NOON**

£2,000 pcm

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## PROPERTY SUMMARY

Available Mid April 2024 for a 12 month tenancy. A 3 bedroom terraced house with large kitchen/dining room, double glazing, gas central heating, off street parking for 2 cars and located close to transport links and amenities. Council Tax Band D

## POINTS OF INTEREST

- Available Mid April
- 3 Bedroom House
- Large Kitchen/Dining Room
- FGCH and Double Glazing
- Gardens and Off Street Parking
- 12 Month Tenancy



## ROOM DESCRIPTIONS

### Summary Information

#### Summary

3 Bedrooms | Close to Zone 5 Train Station | Kitchen with Fitted Oven & Hob/Washing Machine/Fridge-Freezer | Double Glazed | Gas Central Heating | Rear Garden  
Furnishing: Unfurnished  
Parking Arrangements: Off Street Parking for 2 cars  
Council Tax Band: D  
Available: Mid April 2024

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).

### Front Door to Entrance Porch, Door to

#### Lounge

18' 4" x 15' 7" (5.59m x 4.75m) Feature fireplace, two radiators, under stairs cupboard, parquet flooring, double glazed window

#### Kitchen Diner

18' 2" x 13' 4" (5.54m x 4.06m) Butler sink unit inset in wood work surface, range of cupboards and units, wall mounted boiler, fridge freezer, washing machine, fitted oven and hob, radiator, double glazed window, double glazed doors to garden

### Stairs to 1st Floor Landing

#### Bedroom 1

15' 4" x 9' 10" (4.67m x 3.00m) Radiator, fitted wardrobe, double glazed window

#### Bedroom 2

14' 0" x 10' 7" (4.27m x 3.23m) Radiator, double glazed window

#### Bedroom 3

8' 5" x 6' 4" (2.57m x 1.93m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level wc, wash hand basin, heated towel rail, tiled walls, double glazed window

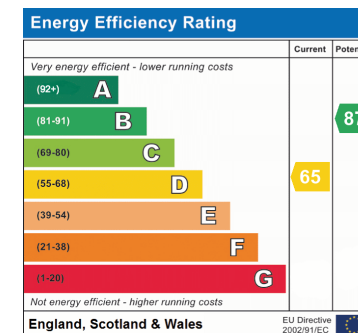
### OUTSIDE

#### Front Garden

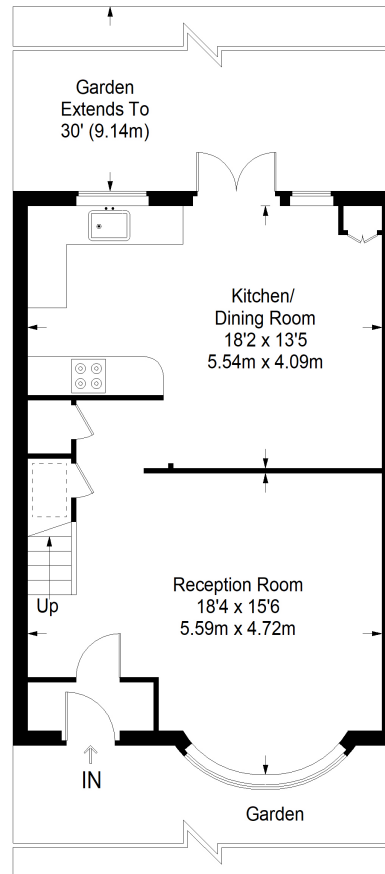
Mainly paved with off street parking for 2 cars

#### Rear Garden

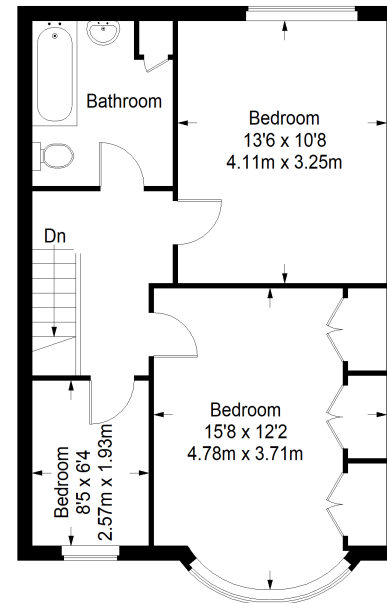
Patio area, laid to lawn area, mature borders



## Riverview Road



**Ground Floor = 510 sq ft**



**First Floor = 507 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 510 sq ft / 47.38 sq m  
 FIRST FLOOR = 507 sq ft / 47.10 sq m  
 Total = 1017 sq ft / 94.48 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. (ID357409)