

TO
LET



1 Iris Road, West Ewell, Epsom, Surrey KT19 9NH



£2,300 pcm

252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

Available late January 2023. An unusually spacious extended four bedroom, two bathroom semi-detached home with off-street parking for three cars, conservatory, Two reception rooms and conservatory, kitchen, utility and cloakroom Located close to local amenities and excellent transport links. Video Available. Council tax band D.

POINTS OF INTEREST

- Available Late January
- Semi-detached House
- 4 Bedrooms, 2 bathrooms
- Kitchen, utility and cloakroom
- 2 receptions and conservatory
- FGCH and Double Glazing



ROOM DESCRIPTIONS

Summary Information

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Furnishing: Unfurnished

Parking Arrangements: Off street parking for 3 cars

Council Tax Band: D

Available: Late January 2023

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 double glazed entrance porch

Shoe storage area, double glazed front door to main entrance hall door to

Lounge

Double glazed window, radiator, wood veneer flooring, double doors to

Kitchen

2 radiators, double glazed window, double glazed door to garden, Belfast sink insert in wooden roll top worksurface, extensive range of cupboards and units, fridge freezer, Space for dishwasher, part tiled walls, tiled floor, extractor, door to

Utility & Cloakroom

Washing machine, dryer, storage cupboards and units, Cloaks hanging space, door to,

Downstairs WC: low-level WC, wash hand basin vanity, radiator, extractor, part tiled walls

Dining Room & Conservatory

Wood veneer flooring, radiator, double doors to, double glazed patio doors to double glazed conservatory/gym with double doors and further sliding patio doors to garden, wood veneer flooring

Family Room/Playroom/Bedroom 4

Radiator, vinyl flooring, double glazed window

Stairs to 1st floor landing

Bedroom 1 with dressing room & Ensuite Shower

Feature radiator, two double glazed windows, loft access, Folding doors to dressing area, two built-in wardrobes, and door to hall

Door to ensuite shower room comprising low-level WC, vanity wash hand basin, shower cubicle, heated towel rail, double glazed window, extractor,

Bedroom 2

Radiator, double glazed window, built-in wardrobe

Bedroom 3

Radiator, double glazed window

Family Bathroom

Panel enclosed bath with mixer taps and shower attachment, shower screen, pedestal wash hand basin, low-level WC, radiator, part tiled walls, vinyl flooring, double glazed window

Outside

Front Garden



