



Rutland Close, Epsom, Surrey, KT19 9JR

£1,550 per month

Presenting this charming, terraced house located in a sought-after neighborhood.

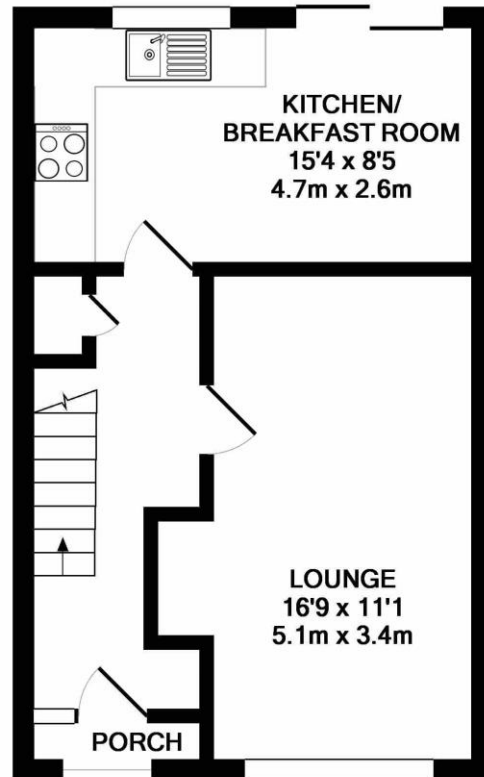
This property boasts three spacious bedrooms and family bathroom. The bright and airy living room offers a welcoming space while the modern kitchen is fitted with modern appliances.

The property also benefits from a private garden and is conveniently located close to local amenities, schools, and transport links.

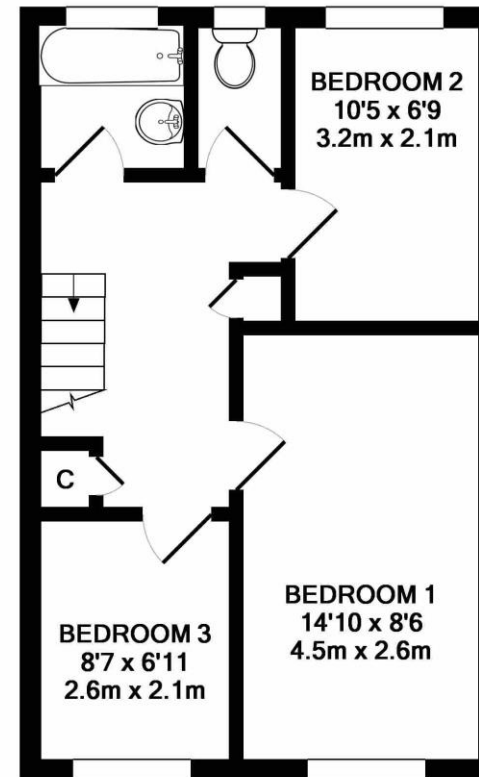
- Close Ewell West Station
- Close to Epsom Station
- Front and Rear Gardens
- Large Reception Room
- Residents Parking
- Close to Blenheim High School
- Three Bedrooms
- Unfurnished
- Available End of April



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)



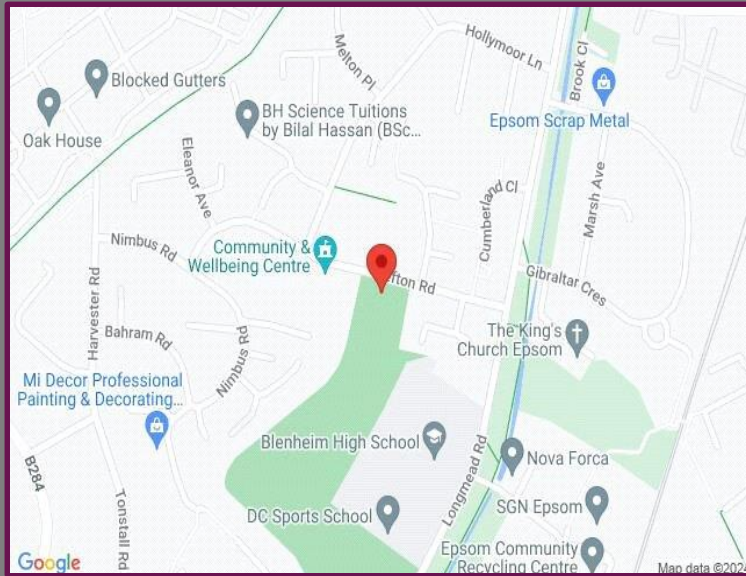
1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	87
C (69-80)	69	C (69-80)	
D (55-68)		D (55-68)	66
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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