



TATTENHAM CRESCENT, EPSOM, SURREY, KT18 5NX



£1,550 PCM

Available End of November

A two bedroom ground floor maisonette with own garage and garden area, located a stones throw from the shops and station at Tattenham Corner.

PROPERTY

A rare opportunity to rent within this well kept development close to Tattenham Corner Shops and Station. This well presented two double bedroom ground floor maisonette comprises of lounge, dining room, modern fitted kitchen and bathroom. Outside to the rear is a private patio overlooking well maintained communal grounds. There is a garage within a small block next to the development.

LOCATION

Tattenham Corner is within yards of Epsom Downs racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25.

The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library. There is a good selection of popular local schools, with Epsom College being a few minutes drive away. Epsom Town centre with its comprehensive shopping services is located within a 4-mile radius.

KEY FEATURES

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| <ul style="list-style-type: none">• Close to Tattenham Corner Station & Shops• Two Double Bedrooms• Lounge & Diner• Modern Kitchen | <ul style="list-style-type: none">• Bathroom• Private Patio• Garage• Council Tax Band D• EPC Rating C |
|---|---|

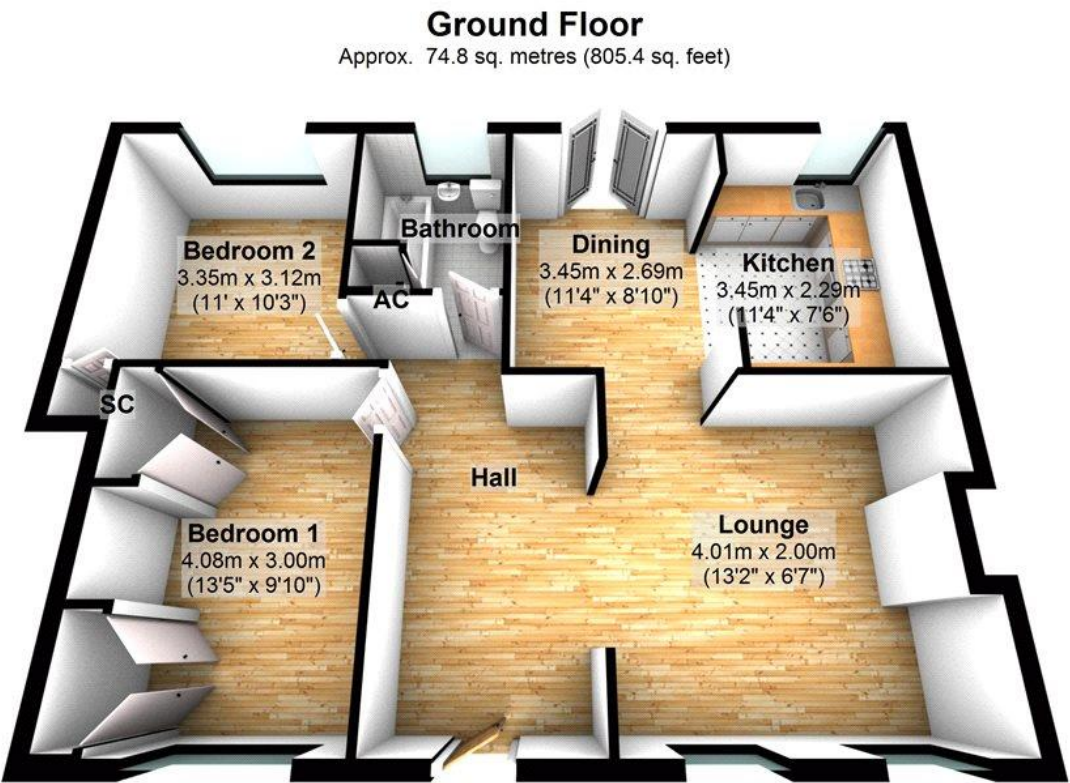
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location.

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