

cubitt & west



## Price

£3,250 PCM

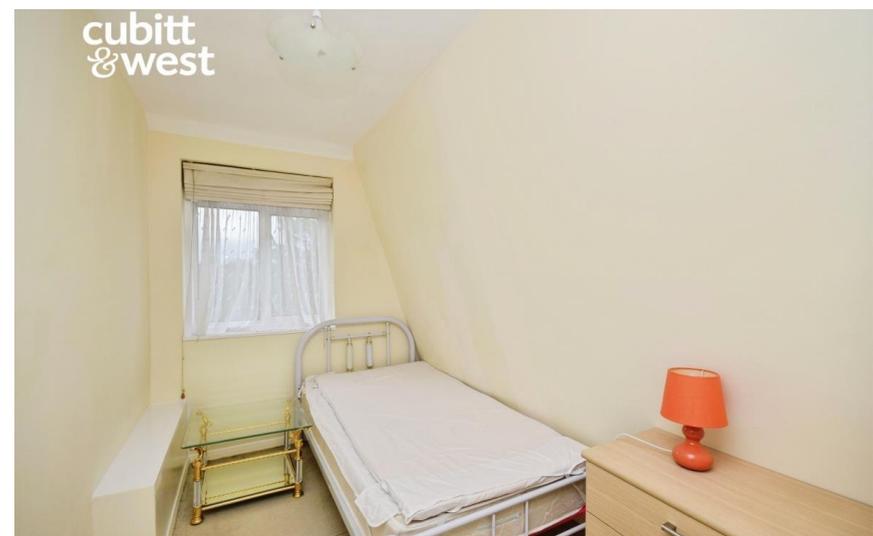
Fees Apply



Available 31/03/26

Waverley Road Epsom  
KT17

cubitt & west  
Helping you move forwards



## Main Features

- Garage
- Front & Rear Gardens
- Two Bathrooms
- Large Lounge & Dining Room
- Front Driveway
- Near Good Schools



Deposit required is £3,750.00  
Epsom and Ewell District - Council Tax Band Tax Band F

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Sutton 020 86426266 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

- Lounge 12'8 12
- Dining Room 12'10 x 12
- Kitchen Utility Room 15'6 x 13'4
- Ground Floor Bedroom 16'6 x 9'2
- Ground Floor Shower Room
- Bedroom 1 12'10 x 12'1
- Bedroom 2 14'3 x 12'1
- Bedroom 3/Study 12'6 x 6'9
- Bedroom 4 10'4 x 6'9
- Bedroom Five 7'10 x 7

- Family Bathroom 10'4 x 7'9
- Garage 16'8 x 6'11





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 985 SQ. FT.  
 (92.2 SQ. M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 720 SQ. FT.  
 (66.8 SQ. M.)