



Aston Way
Epsom - £3,800 Monthly*

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Aston Way Epsom

£3,800 Monthly *

- Fully refurbished and Available from June 2021
- Five Double Bedrooms two with En-suite Shower Rooms
- Large open plan Kitchen & Dining room
- Through Lounge/ Family room with views
- 3rd large reception/ Games TV room / Home office or an Annex with a Double bedroom and ensuite shower room.
- Cloakroom and Laundry room
- New Family Bathroom
- Sought after location
- Private Driveway
- Rear and side Gardens with views over Paddocks leading to

Johnson's are pleased to offer To Let, this attractive 5 bedroom detached family home located in a much sought after location with views over miles of paddocks leading to Epsom Downs, home of the world famous Epsom Derby. The property has been fully refurbished and is available immediately.

Accommodation comprises entrance hall, downstairs cloakroom, a large open plan Kitchen and Dining room with double sliding doors to the rear garden, double oak doors through to the extensive middle Family room and a further third Reception / through lounge/ study or games room leading to a double bedroom with en-suite shower room. Upstairs there is newly fitted Family Bathroom, a Master bedroom with en-suite Shower room and a single linked room suitable for a dressing room or a home office or nursery, plus a further 3 Double bedrooms. Outside to the front there is full width private driveway with parking for multiple cars and to the rear and side are attractive gardens with a patio area overlooking stunning uninterrupted views of



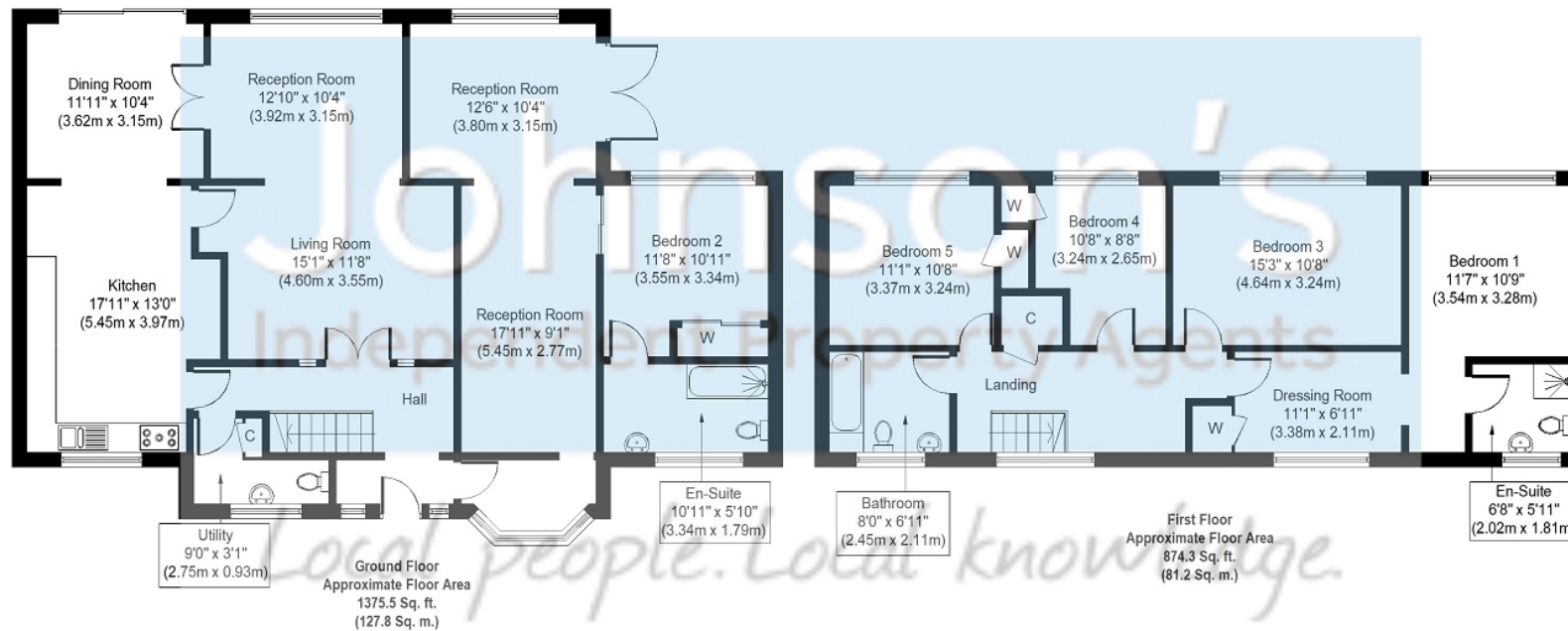
How energy efficient is the property?

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		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		73
(55-68) D		61	(55-68) D		
(39-54) E			(39-54) E	52	
(21-38) F	35		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



the local area



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