



Kimpton Road, North Cheam

- Four Bedrooms
- Three Bedrooms Upstairs
- Bright & Spacious Reception Room
- Private Parking
- Close to Schools, Parks & Local Amenities
- Ground Floor Ensuite Bedroom
- Two Modern Bathrooms
- Well-Equipped Fitted Kitchen
- Excellent North Cheam Location
- Ideal Family Home

£2,800 Per Calendar Month

Tenure:

HUNTERS[®]
HERE TO GET *you* THERE

Kimpton Road, North Cheam

DESCRIPTION

Located in the highly sought-after area of North Cheam, this beautifully presented four-bedroom end of terrace home on Kimpton Road offers spacious and versatile accommodation ideal for families and professional tenants alike.

The property boasts over 1,110 sq ft of living space and comprises a bright and welcoming reception room, perfect for both relaxing and entertaining. The modern fitted kitchen offers ample cupboard space and work surfaces, making it ideal for everyday family living.

The accommodation is thoughtfully arranged with three well-proportioned bedrooms located on the first floor, alongside a modern family bathroom. A further spacious double bedroom with ensuite shower room is conveniently situated on the ground floor, making it perfect for guests, extended family, or those seeking additional privacy.

Externally, the home offers private parking for one vehicle along with a well-maintained outdoor space. Situated in a quiet residential location, the property is within easy reach of local shops, amenities, well-regarded schools, parks, and excellent transport links.

This fantastic home combines generous living accommodation with a convenient and family-friendly location, making it a must-see rental opportunity.





APPROXIMATE GROSS INTERNAL AREA
1110 SQ FT / 103.2 SQ M

This plan has been drawn for illustrative and identification purposes only.

Viewing

Please contact our Hunters Worcester Park Lettings Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

