



Kennel Lane, Fetcham, Surrey, KT22 9PG

Available Mid August

£2,850 pcm

**Kennel Lane, Fetcham, Surrey, KT22 9PG**

- AVAILABLE AUGUST 2024
- UNFURNISHED
- FOUR BED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE ASPECT LIVING ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- EASY TO MAINTAIN GARDEN
- GARAGE AND GENEROUS PARKING
- MUST BE SEEN!



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### THE PROPERTY

DO NOT MISS THIS LOVELY FAMILY HOME. This superb four bedroom, two bathroom detached FAMILY home is beautifully presented throughout to a very good standard. Pretty garden, garage and driveway.

### KITCHEN/DINING ROOM

Open plan kitchen/dining area with hard flooring and bifold doors opening up to the rear garden. Modern kitchen with fitted appliances including dishwasher, washing machine and double oven. Free standing American fridge/freezer.

### LIVING ROOM

Comprises of a spacious double aspect living area with neutral walls, parquet flooring and doors to the patio and garden.

### CLOAKROOM

White wc, and wash hand basin.

### PRINCIPLE BEDROOM

Double room with grey carpets and fitted wardrobes.

### ENSUITE

White suite comprising wash hand basin, wc, shower enclosure and obscured glazed window.

### BEDROOM 2

Double room with window to rear aspect, neutral walls.

### BEDROOM 3

Double room with window to rear aspect, neutral walls.

### BEDROOM 4

Double room with window to rear aspect, neutral walls and fitted wardrobes.

### FAMILY BATHROOM

White suite comprising wc, wash hand basin, bath with shower over, glass shower screen, heated towel rail, part tiled, window to front aspect.

### OUTSIDE

Generous gardens to front and rear, some areas laid to lawn with shrub borders. Garage and driveway parking for multiple cars.

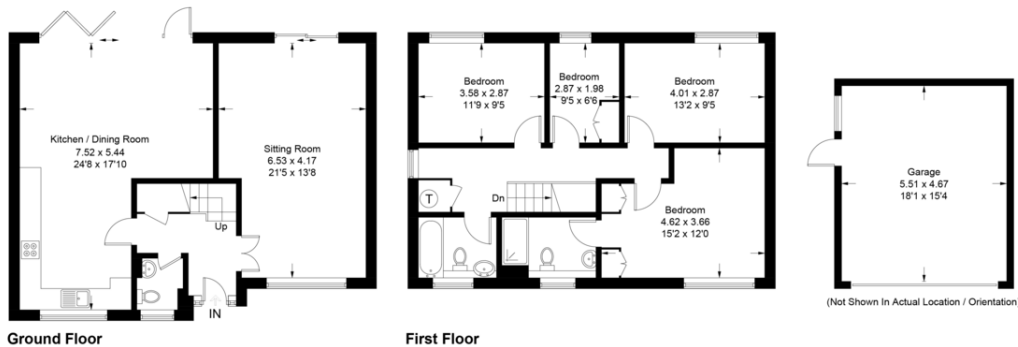
A pet may be considered.

Council Tax: G

EPC: C



Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft  
Garage = 25.6 sq m / 275 sq ft  
Total = 160.2 sq m / 1724 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID905448)  
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## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

