



Beechcroft, Ashted, KT21 2TY

£3,250 PCM





- AVAILABLE FROM 29TH NOVEMBER
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- LANDSCAPED GARDEN
- CLOSE TO LOCAL PRIVATE AND STATE SCHOOLS
- UNFURNISHED
- THREE BEDROOMS
- UTILITY ROOM & WORKSHOP
- DOUBLE GARAGE
- CLOSE TO ASHTEAD TRAIN STATION AND WALKING DISTANCE TO SHOPS



## Description

Spacious 3-bedroom detached bungalow, located on the south side of Ashtead. The property includes master bedroom with dressing room and en-suite, plus a further two spacious bedrooms. Beautifully landscaped garden with large patio area, workshop and double garage. The home is within walking distance to Ashtead Village and its excellent local shopping facilities. Also close to Ashtead main line station and local private and state schools.



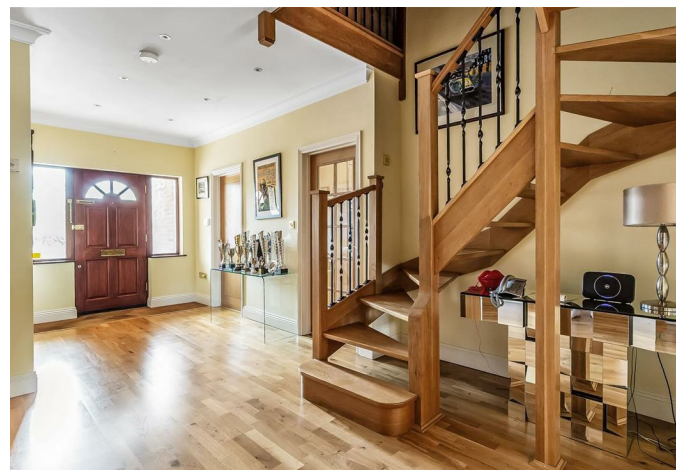
## Situation

The property is situated in a convenient location for an easy walk into Ashtead village with its wide range of superb independent retailers and a M&S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

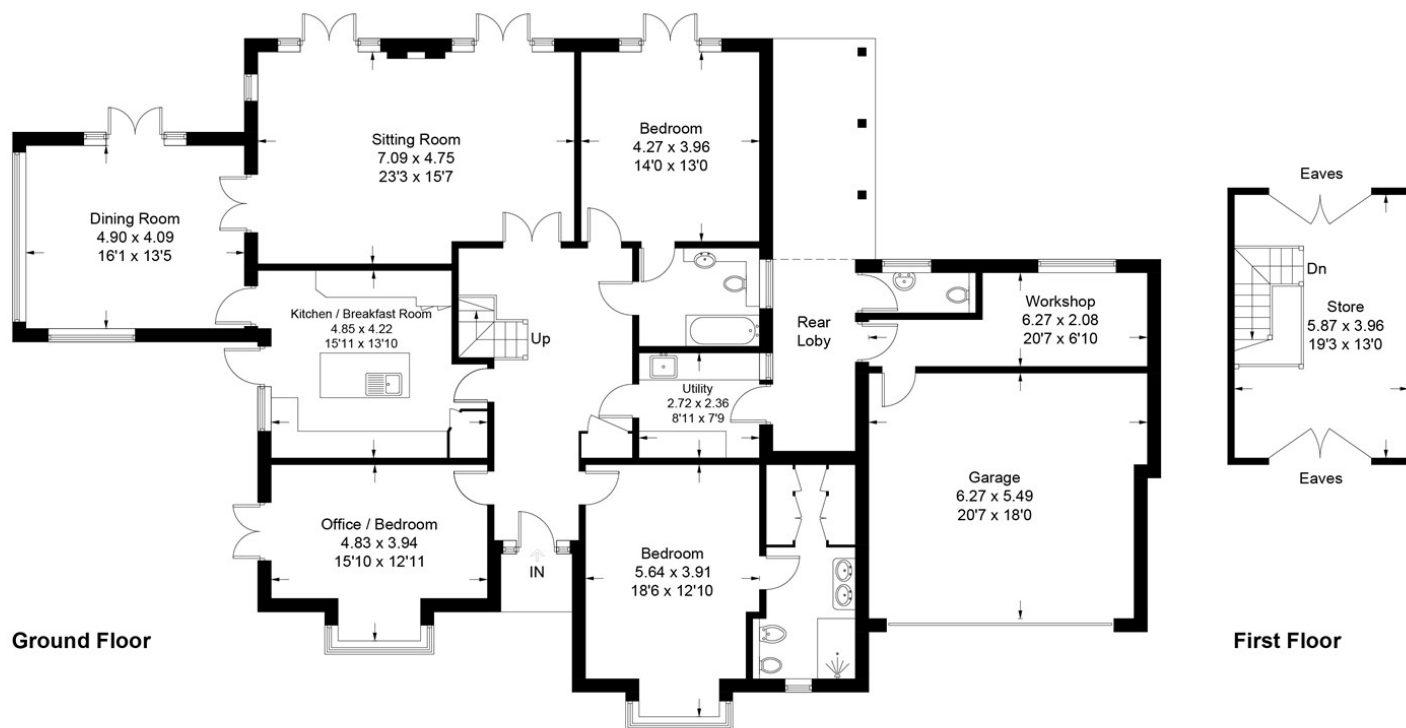
Excellent train services at Ashtead's popular nearby commuter station provide services to London Bridge, Waterloo and Victoria. Highly regarded local schools, can be found a short walk away including Downsland School, St Andrews and West Ashtead to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft  
 Garage / Workshop = 47.7 sq m / 513 sq ft (Including WC)  
 Total = 247.2 sq m / 2660 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. (ID1118250)  
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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 Referencing. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute an offer or a contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

