



Howard Road, Dorking, RH4 3HR

£2,800 PCM





- AVAILABLE AUGUST
- TWO RECEPTION ROOMS
- CELLAR
- DRIVEWAY PARKING
- PRIVATE GARDEN
- SPACIOUS PERIOD FOUR BEDROOM DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- CONVERTED GARAGE HOME OFFICE SPACE
- TOWN CENTRE LOCATION
- CHARACTER FEATURES THROUGHOUT

## Description

### ENTRANCE PORCH:

front door into entrance porch with space for shoes and coats.

### ENTRANCE HALL:

spacious entrance hall with door to cellar and stairs to first floor.

### KITCHEN BREAKFAST ROOM:

range style cooker with extractor hood, dishwasher, integrated sink, integrated microwave, a range of fitted cupboards and space for a table and chairs.

### UTILITY WITH CLOAKROOM:

cloakroom w/c with utility area housing a fridge/freezer, washing machine and tumble dryer.

### DINING ROOM:

sliding doors to garden.

### LOUNGE:

double aspect with sliding doors to garden and bay window.

### CELLAR:

storage space.

### CONVERTED GARAGE/HOME OFFICE:

located to the rear of the drive, suitable for a home office, gym or storage.

### BATHROOM:

shower over bath with wash hand basin and w/c.

### STUDY/BEDROOM 4:

single bedroom ideal for a study or nursery.

### BEDROOM 3:

double bedroom with storage cupboard.

### BEDROOM 2:

spacious double bedroom with integrated cupboard.

### BEDROOM 1:

double aspect, spacious double bedroom with large fitted wardrobes.

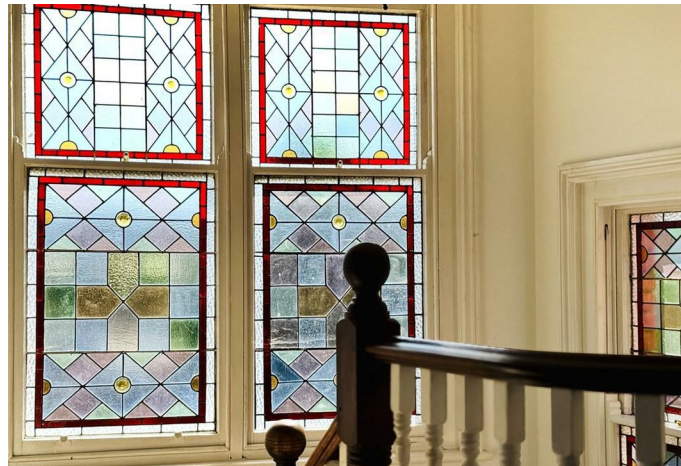
### GARDEN:

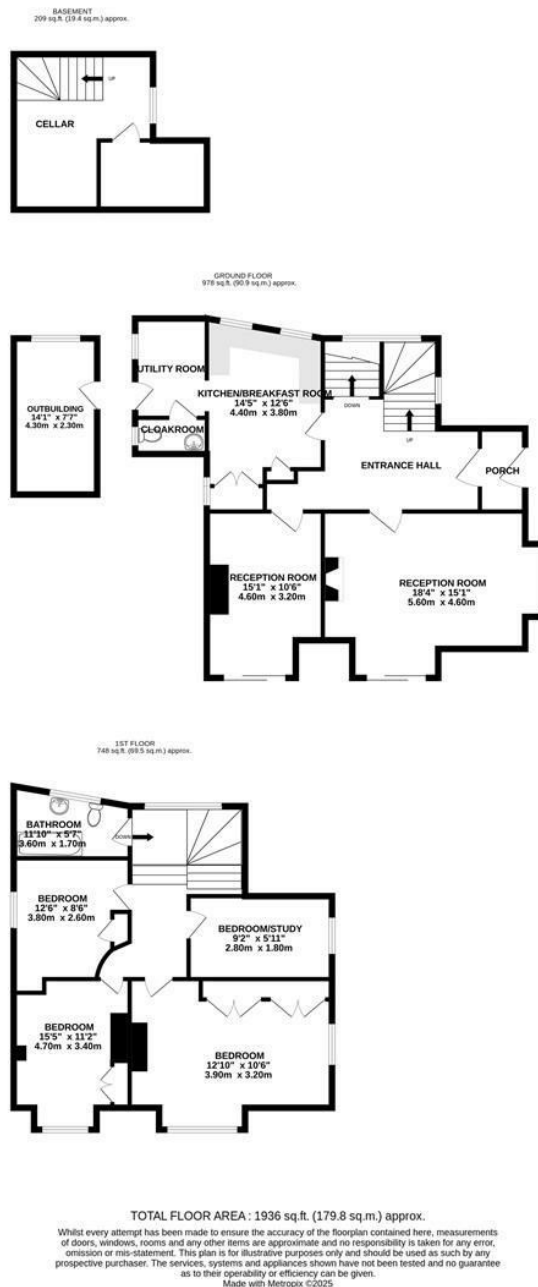
wrap around mature garden with gated side access to Howard Road and driveway parking to the rear. Storage shed.

EPC

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Council Tax Band F





## 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, Lettings in a Box. 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.

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