



 **patrick  
gardner**  
LETTINGS

Hampstead Road, Dorking, RH4 3AF

£1,700 PCM



- AVAILABLE EARLY OCTOBER 2025
- VICTORIAN END OF TERRACE
- BASEMENT ROOM
- PRIVATE GARDEN
- ON STREET PARKING
- UNFURNISHED
- TWO BEDROOMS
- KITCHEN WITH APPLIANCES
- CENTRAL LOCATION

## Description

### RECEPTION ROOM:

with wood flooring, fireplace, shelving, cupboard storage and curtains.

### STAIRS TO BASEMENT ROOM

### BASEMENT ROOM:

custom built bedframe (can be removed if not needed) option of a sofa.

### KITCHEN:

with kitchen units, stainless steel sink looking out to the garden and appliances including cooker, fridge, freezer, washing machine and a pantry area with shelving.

### BATHROOM:

with bath/shower, toilet and sink.

### STAIRWAY LEADING TO LANDING

### BEDROOM ONE:

with wooden flooring and two fitted wardrobes.

### BEDROOM TWO:

with wooden flooring and two shelving/storing cupboards.

### PRIVATE GARDEN:

with wooden decked area and mature shrubs.

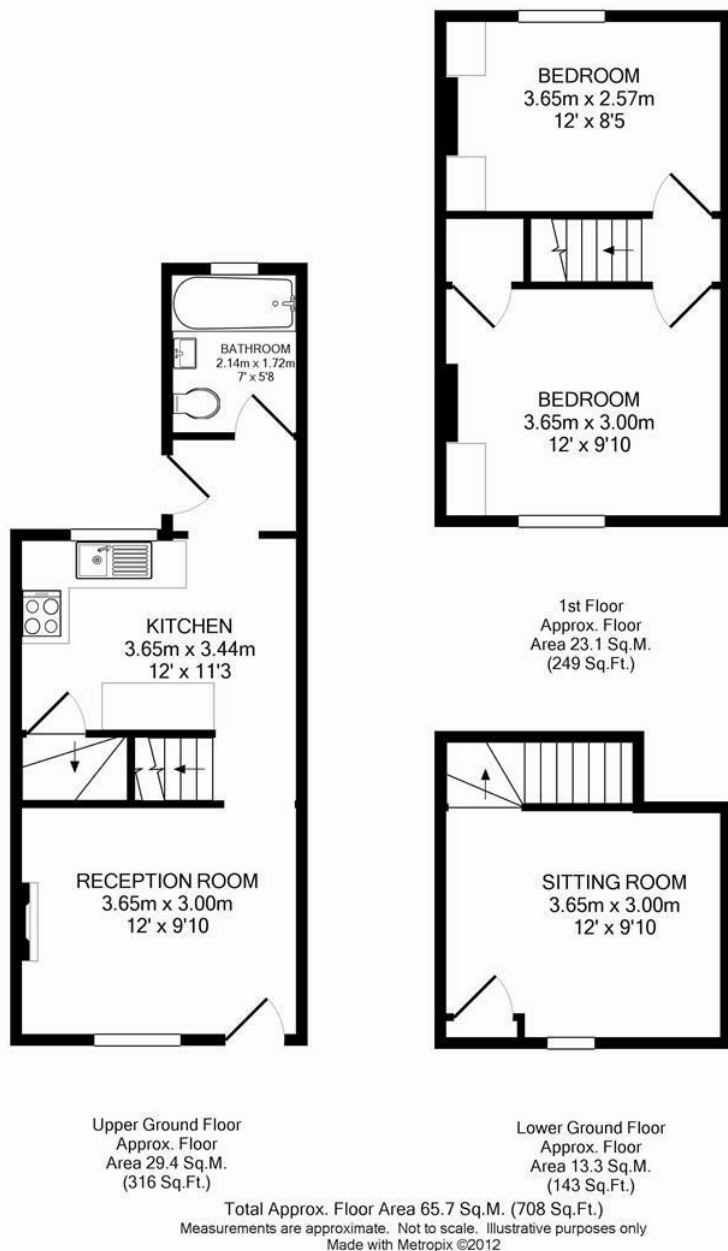
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## INFORMATION FOR TENANTS

### 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, 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.

171 High Street, Dorking, Surrey, RH4 1AD

Tel: 01306 877618 Email: [dorkinglettings@patrickgardner.com](mailto:dorkinglettings@patrickgardner.com)

<https://www.patrickgardner.com/>

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