

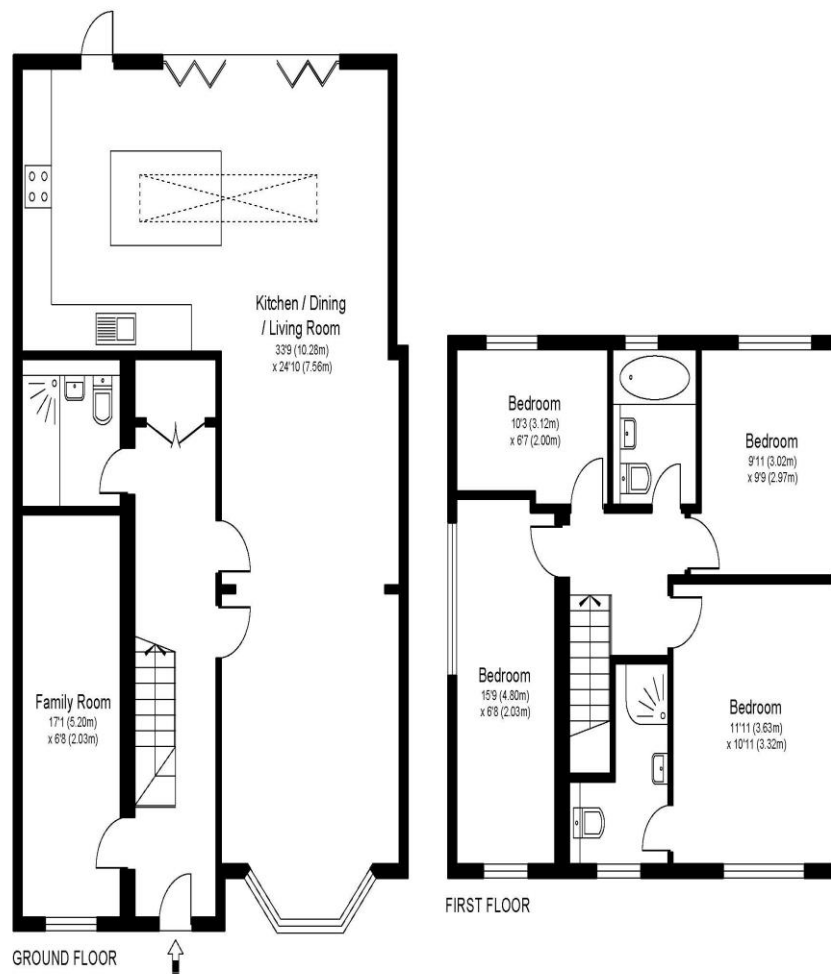


38 Mole Road Fetcham Leatherhead Surrey KT22 9RN

£3250pcm + Initial deposit



MOLE ROAD, KT22



Approximate Gross Internal Floor Area: 84 m sq / 900 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A modern four / five-bedroom semi-detached home, well located for local amenities and schools. Offering ground floor bedroom accommodation if required. A lovely modern home recently refurbished and offering plenty of flexible accommodation with a ground floor suite if needed. There are also four bedrooms upstairs and three bathrooms in total across both floors. On top of all the bedroom space there is plenty of living accommodation with three reception areas and a spacious kitchen offset. Externally we have off-street parking to the front and a fully landscaped rear garden with lawn, patio and shed. Available unfurnished from 7th June 2025 onwards. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.