



Downs Lane, Leatherhead, KT22 8JH

- AVAILABLE 19TH AUGUST
- UNFURNISHED
- THREE BEDROOM SEMI-DETACHED COTTAGE
- TWO BATHROOMS
- KITCHEN/DINING ROOM WITH AGA
- LIVING ROOM WITH OPEN FIREPLACE
- HOME OFFICE ATTACHED TO GARAGE
- OFF STREET PARKING
- LOVELY TERRACE & GARDENS
- CLOSE TO LEATHERHEAD TOWN CENTRE & MAINLINE STATION



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Three bedroom semi-detached cottage in a semi-rural location near to Leatherhead town centre and mainline station. The cottage has a large single garage with parking and adjoining home office. The rear garden has a wide terrace and lawn screened with mature hedging and range fencing. Some furniture is available with the property to be discussed on viewing.

ENTRANCE

Side door entrance into lobby with door into open plan kitchen/dining room.

KITCHEN

The kitchen has a large bay window and central island with aga cooker and bespoke cabinets and drawers.

DINING ROOM

With double doors to the terrace and garden.

SITTING ROOM

With brick fireplace and log burning stove.

FAMILY ROOM

With vaulted ceiling and velux windows and doors to the terrace.

INNER HALL

Leading to the bedrooms and bathrooms.

MASTER BEDROOM

Double room with double doors to the garden and ensuite bathroom.

ENSUITE BATHROOM

With cast iron bath with shower, wc and basin.

BEDROOM 2

Double room with built in cupboards.

BEDROOM 3

With built in cupboard.

BATHROOM

With large walk in shower, basin and wc

LARGE SINGLE GARAGE

With adjoining home office

HOME OFFICE

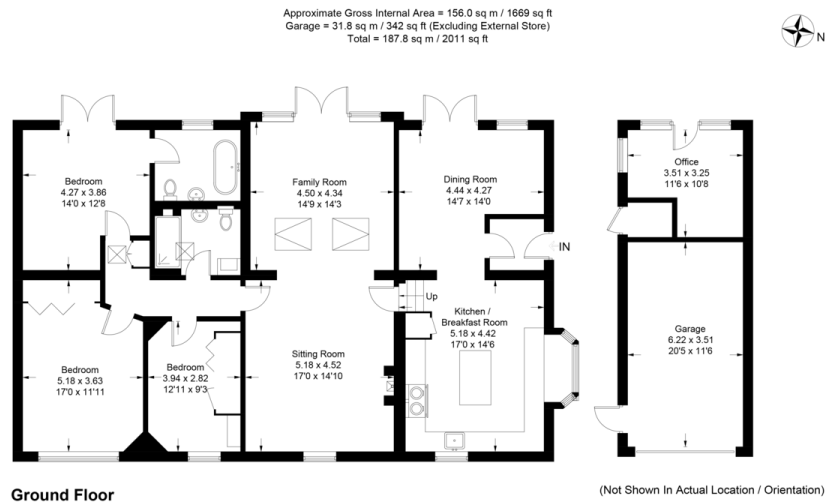
REAR GARDEN

With wide terrace surrounded by mature hedges and range fencing.

COUNCIL TAX BAND G

EPC BAND D





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. (ID1028822)
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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.