



Randalls Road, Leatherhead, KT22 0AD

Available NOW

£3,500 pcm

Randalls Road, Leatherhead, KT22 0AD

- AVAILABLE NOW
- UNFURNISHED
- SPACIOUS FOUR/FIVE BEDROOM FAMILY HOME
- PETS ACCEPTED
- TWO BATHROOMS AND SHOWER ROOM
- THREE RECEPTION ROOMS
- KITCHEN /BREAKFAST ROOM
- WORK SHOP /STORE ROOMS
- LARGE GARDEN
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING



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THE PROPERTY

Spacious four/five bedroom family home located a short walk to Leatherhead train station and close to town centre. With kitchen/breakfast room, three reception rooms, master bedroom and en suite shower room, two further bathrooms, conservatory with views over the large garden, workshop and store room, double garage and ample off road parking. PETS ACCEPTED

GROUND FLOOR

FRONT DOOR TO PORCH

Through to hall and staircase to 1st floor. Door to:

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen leading to lovely dining area with large bay window.

UTILITY ROOM

CLOAKROOM

RECEPTION 1

With feature fire place and wood flooring

RECEPTION 2

With spiral staircase to first floor and double doors to conservatory.

Door to

RECEPTION ROOM 3 / BEDROOM 5

With brick fireplace and wood burning stove, wood laminate floor and door to hall area, leading to double garage

FIRST FLOOR

Landing with airing cupboard. Doors to:

MASTER BEDROOM

Leading to Ensuite shower room

BEDROOM 2

With fitted, mirrored wardrobes

BEDROOM 3

With bay window

BEDROOM 4

With fitted wardrobes

BATHROOM 1

BATHROOM 2

DOUBLE GARAGE

WORKSHOP AND STORE ROOMS

LARGE GARDEN WITH MATURE SHRUBS

AMPLE OFF ROAD PARKING

EPC Band

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, 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.