



Copthorne Road, Leatherhead, KT22 7EE

£2,800 PCM



- AVAILABLE 31ST JULY 2025
- CHARACTER FAMILY HOME
- BIFOLD DOORS TO GARDEN
- GROUND FLOOR SHOWER ROOM
- LOVELY MATURE GARDEN

- UNFURNISHED
- SPACIOUS OPEN PLAN KITCHEN/LIVING AREA
- STUDY / BEDROOM 4
- OFF STREET PARKING
- WITHIN WALKING DISTANCE OF TOWN CENTRE AND STATION

Description

Three/four bedroom family home with adaptable accommodation and situated within easy walking distance of Leatherhead town centre and main line station. With spacious and modern open plan kitchen living area with bi fold doors to garden, off Street Parking & mature garden with patio and play area.

Situation

Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

EPC	E
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

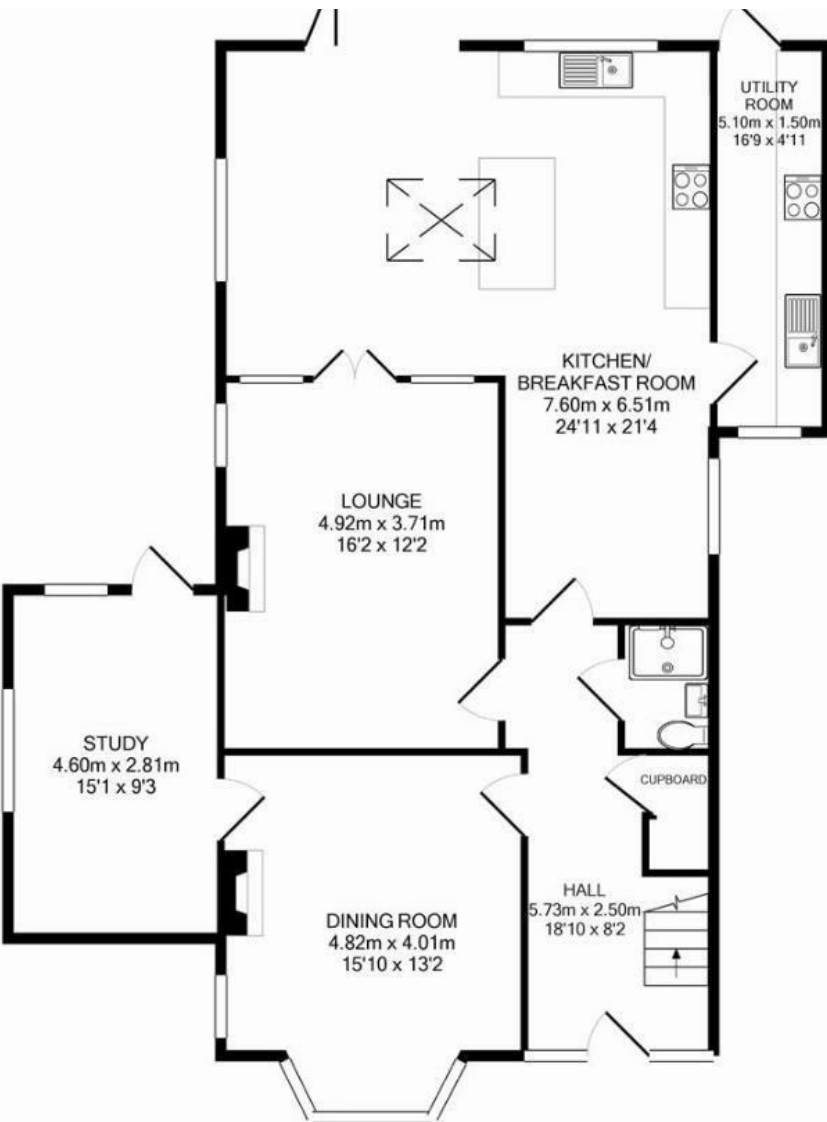
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

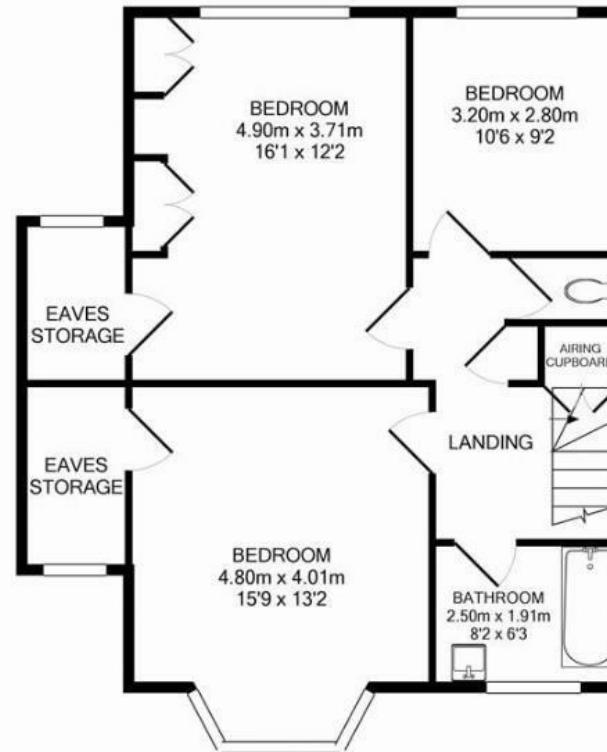
A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

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.



Ground Floor
Approx. Floor
Area 109.0 Sq.M.
(1173 Sq.Ft.)



1st Floor
Approx. Floor
Area 66.1 Sq.M.
(711 Sq.Ft.)

Total Approx. Floor Area 175.0 Sq.M. (1884 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
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<https://www.patrickgardner.com/>

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