



Garden Close, Leatherhead, KT22 8LU

£2,450 Per Calendar Month



- BRAND NEW FAMILY HOME
- UNFURNISHED
- PARKING FOR TWO CARS
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- FRONT GARDEN
- AVAILABLE NOW
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING
- UNDERFLOOR HEATING TO BOTH FLOORS
- SOUGHT AFTER PRIVATE ESTATE

Description

Located on this sought after private estate, this brand new, of terrace mews style home offers 1128 sq.ft. of accommodation over two floors, being just one of four new homes completed to a high standard by Gearing Developments. Features include oak veneered internal doors, double glazed units and gas fired water underfloor heating to both ground and first floors. The kitchen and bathrooms are beautifully appointed with quality appliances and sanitary ware. The home also comes with a two parking spaces (one with dedicated electric charging point).

Outside to the front there a a lawned garden enclosed with ranch style fencing and an attractive outlook over adjoining Green Belt grazing land.

Situation

The property is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School.

Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.

EPC

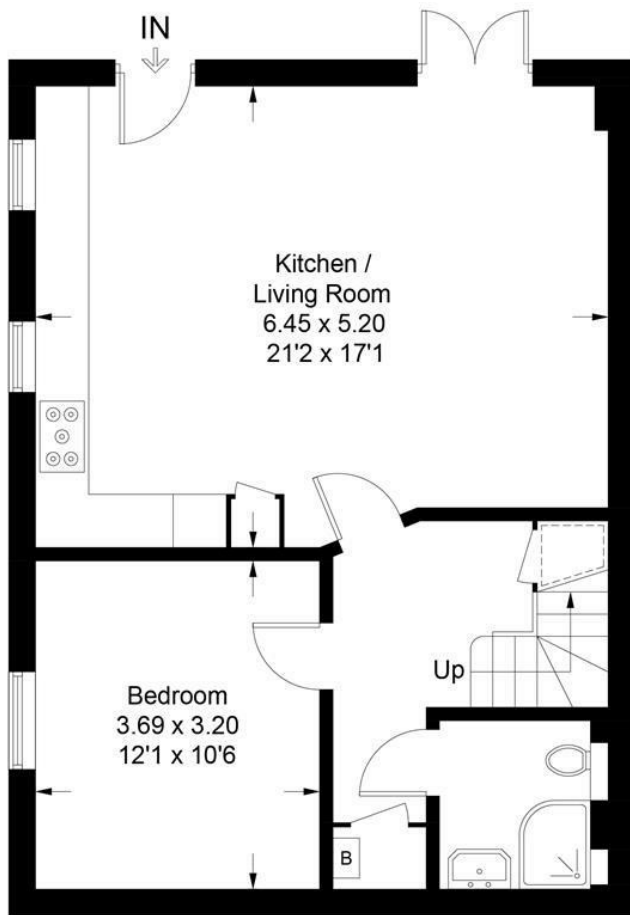
C

Council Tax Band

New Build

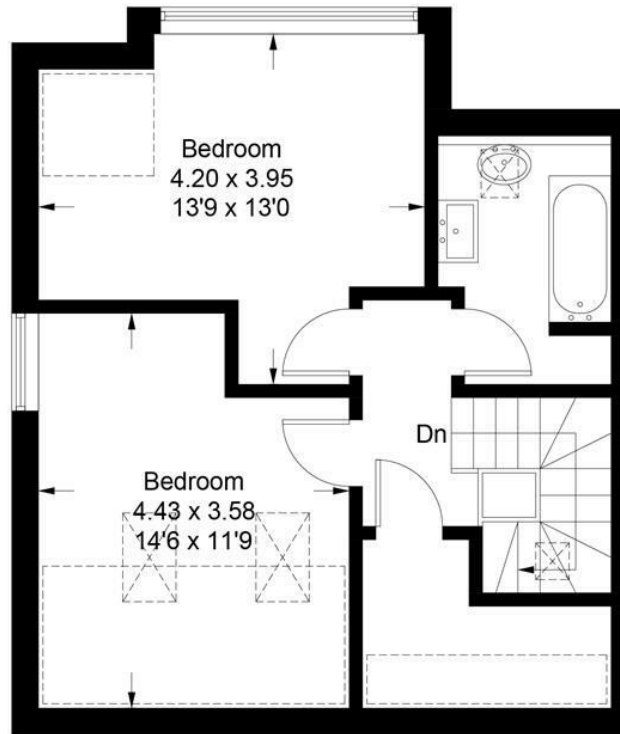


Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

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. (ID1179579)
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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 Referencing. 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
<https://www.patrickgardner.com/>

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LETTINGS