



**{ DENE STREET DORKING RH4**  
**£1,550 PER MONTH** AVAILABLE 22/06/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

**Dene Street Dorking RH4**

**£1,550 Per Month  
Furnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Two Bedroom Cottage, - Off Street  
Parking & Garage, - Wraparound Garden, -  
Town Centre Location, - Furnished, - EPC D

## Council Tax

Council Tax Band E

## Hamptons

6-8 Church Street  
Reigate, RH2 0AN  
01737 221411  
Reigatelettings@hamptons.co.uk  
www.hamptons.co.uk

# { A CHARMING TWO BEDROOM COTTAGE LOCATED IN THE CENTRE OF DORKING.

## The Property

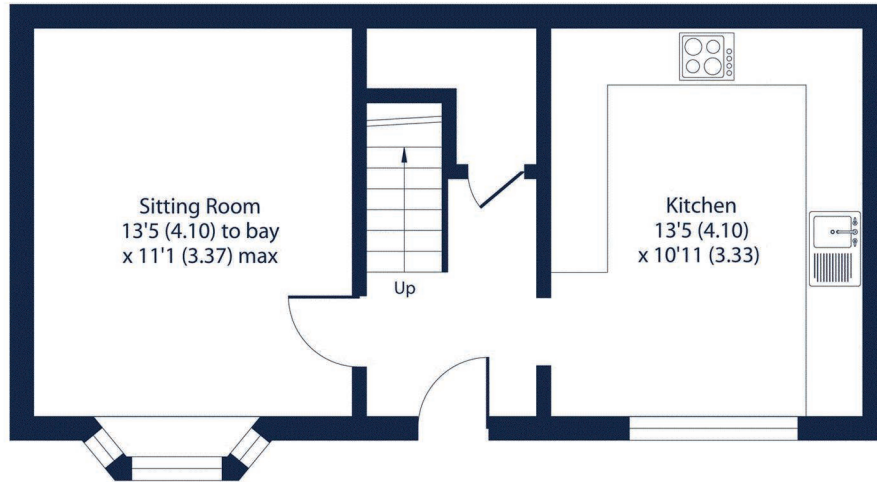
This charming, two bedroom furnished cottage is located in the heart of Dorking and available to rent immediately. The property is in a fantastic condition throughout, having been lovingly redecorated to include new carpets. To the ground floor, you are welcomed into the property through a spacious hallway which leads to the bright sitting room with bay window and eat in kitchen with ample storage. To the upstairs, you will find two bedrooms, the main with direct access to the beautiful wraparound garden. The bathroom is a white suite with a shower over the bath. The property also benefits from driveway parking, garage and decked suntrap above.



# Dene Street, Dorking, RH4

Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1140216

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (Low Energy Rating)	A		
Energy Efficient	B		
Decent	C		
Below Average	D		
Average	E	55	
Below Average	F		
Very Poor	G		
EU Energy Efficiency Rating Legend			
England & Wales		EU Directive 2002/91/EC	



