Parkway, Dorking, RH4 1EX

£2,150 PCM

- AVAILABLE 25 MARCH 2026
- THREE BEDROOM SEMI DETACHED HOUSE
- INTEGRATED GROUND FLOOR MUSIC SYSTEM
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- UNFURNISHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- BI-FOLD DOORS TO GARDEN
- PRIVATE REAR GARDEN
- A SHORT WALK OF DORKING TOWN CENTRE

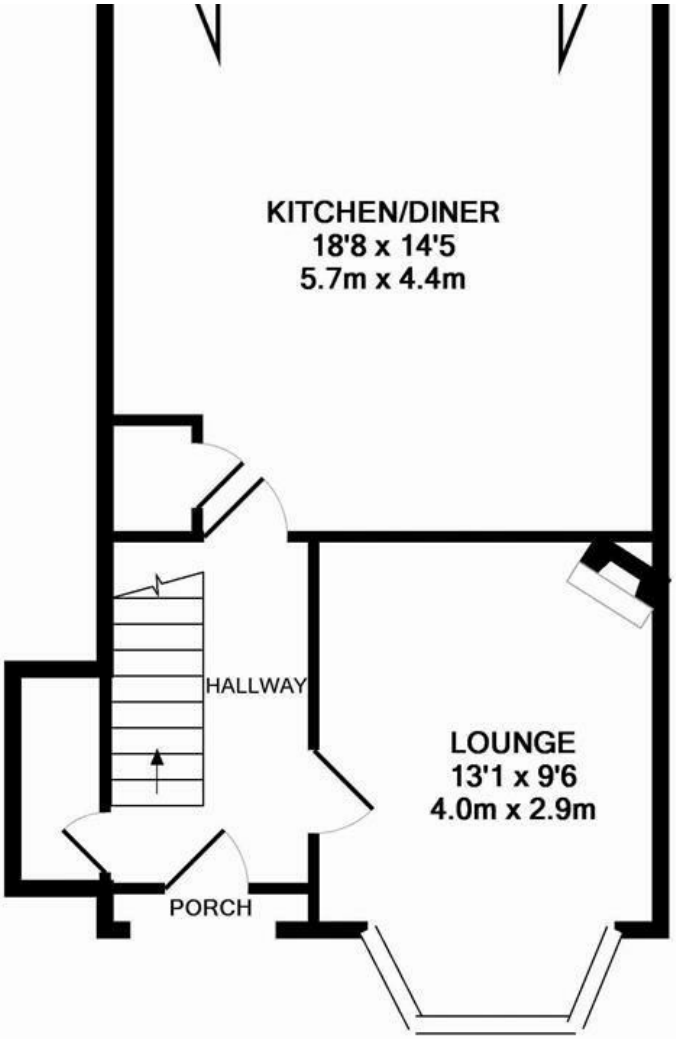
Description

Beautifully presented three bedroom, two reception room semi detached house situated in an elevated location just a short walk of Dorking Town centre. The property features driveway parking, entrance hall with cloakroom w/c, sitting room with remote gas fireplace, open plan modern kitchen with appliances into dining room and ground floor integrated Sonos music system. The first floor features two bedrooms with built in wardrobes, a third bedroom/study and a modern fitted bathroom. A private rear garden with patio and lawn, bi folding doors from the dining room onto the garden.

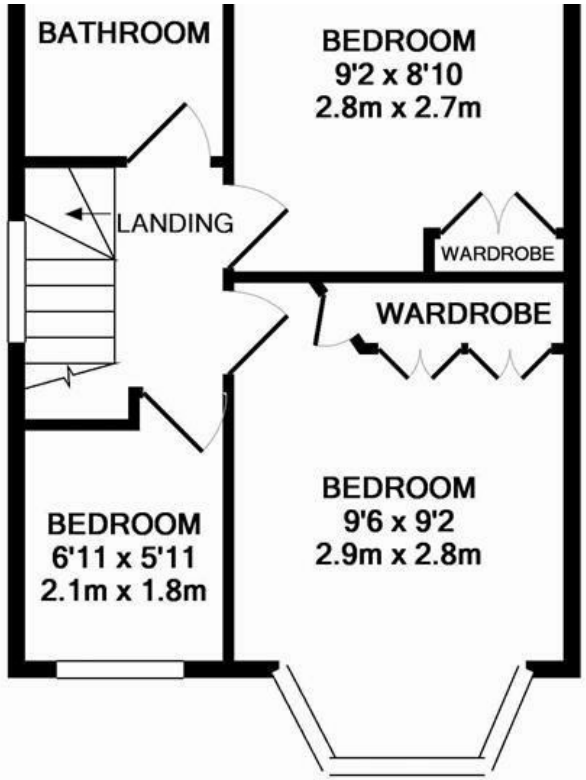
Excellent residential location for the Town, local parks and train station.

Situation

EPC	D
Council Tax Band	D



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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.

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https://www.patrickgardner.com/

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