



Ashwood Park, Fetcham, Surrey KT22 9NT

AVAILABLE 22ND DECEMBER    £2,995 PCM



- AVAILABLE 22ND DECEMBER 2025
- FOUR BEDROOM DETACHED HOUSE
- LOUNGE/DINER
- EN SUITE TO MASTER
- SOME SEASONAL GARDENING INCLUDED
- UNFURNISHED
- LUXURY KITCHEN WITH BREAKFAST AREA
- STUDY/FAMILY ROOM
- DOUBLE GARAGE
- CUL DE SAC LOCATION

## Description

This well-positioned four bedroom family home offers charming accommodation and benefits from a good sized lounge, LUXURY KITCHEN, breakfast area in kitchen, study/family room, four bedrooms (one with ensuite) and a family bathroom. There is also an integral double garage, parking for two cars and a pretty wrap around garden. Situated in a popular cul de sac in the sought after village of Fetcham.

HALLWAY Spacious hallway with cloakroom, stairs to first floor and storage cupboard.

CLOAKROOM White WC and wash hand basin. Obscure glazed window.

FAMILY ROOM/STUDY Good sized family room. Neutral décor and carpet. Front aspect window.

LIVING/DINING ROOM Spacious room with neutral décor and carpet. Feature fireplace and sliding doors that lead to the pretty rear garden.

KITCHEN/BREAKFAST ROOM with LUXURY KITCHEN. Appliances include eye level double oven, dishwasher, washing machine and gas hob. Space for a dining table and additional free standing storage. Door to the integral double garage

MASTER BEDROOM Spacious double bedroom with fitted wardrobes, neutral décor and carpet. Lovely rear garden aspect.

MASTER BEDROOM Spacious double bedroom with fitted wardrobes, neutral décor and carpet. Lovely rear garden aspect. with EN SUITE Part tiled ensuite shower room. Shower cubicle and wc. Laminate flooring.

BEDROOM 2 Good sized double bedroom with rear aspect over looking the garden

BEDROOM 3 Double bedroom with small storage cupboard and rear aspect

BEDROOM 4 Small double bedroom with storage cupboard

FAMILY BATHROOM Fully tiled family bathroom. Suite comprises of a bath, stand alone shower, wc and wash hand basin. Obscure glazed window.

Double garage with power and up and over doors, door with access to garden

The garden is mainly laid to lawn and surrounded by lovely flowers, shrubs and trees. (some seasonal gardening included) There are two separate patio areas. The garden is partially walled giving a very secluded feel. Driveway parking for two cars

EPC

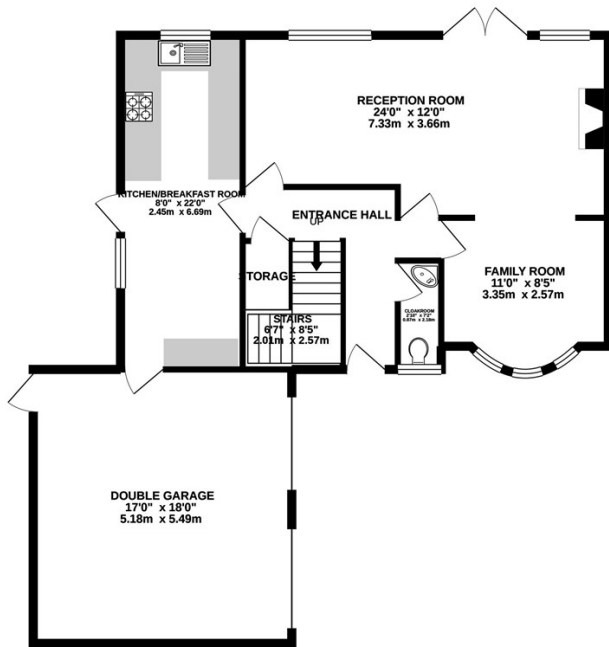
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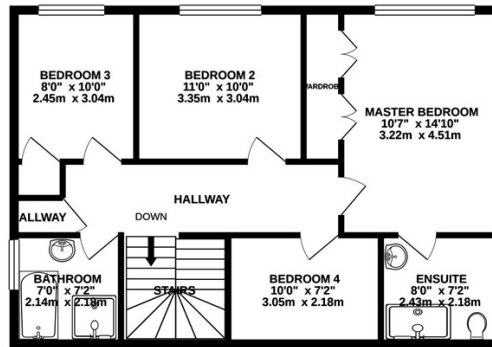
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GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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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