



Strood Green, Betchworth, RH3 7JB

£1,850 PCM





• ## MORE IMAGES COMING SOON##

AVAILABLE LATE MARCH 2026

• THREE BEDROOM DETACHED HOME

• SINGLE GARAGE AND DRIVEWAY

• 14FT LIVING ROOM

• GOOD SIZE ENCLOSED REAR GARDEN

• UNFURNISHED

• POPULAR VILLAGE LOCATION

• FAMILY BATHROOM

• UTILITY WITH GROUND FLOOR SHOWER ROOM

• SHORT WALK OF THE VILLAGE GREEN AND  
LOCAL AMENITIES

## Description

### ENTRANCE HALL:

hallway with stairs to first floor.

### LIVING ROOM:

bright and spacious 14ft wide living room with under stairs storage.

### DINING ROOM:

separate dining room with sliding doors to rear garden.

### KITCHEN:

fully fitted kitchen with a range of appliances.

### UTILITY ROOM:

with sink and door to the rear garden, ground floor shower room w/c and integral door to rear of the garage.

### BEDROOM ONE:

double bedroom with built in storage.

### BEDROOM TWO:

double bedroom with built in storage.

### BEDROOM THREE:

ideally suited to a home office or nursery with built in cupboard.

### BATHROOM:

white suite with shower over the bath, wash hand basin and w/c.

### GARAGE:

single garage with fixed and insulated door, accessed only from the rear.

### GARDEN & DRIVEWAY:

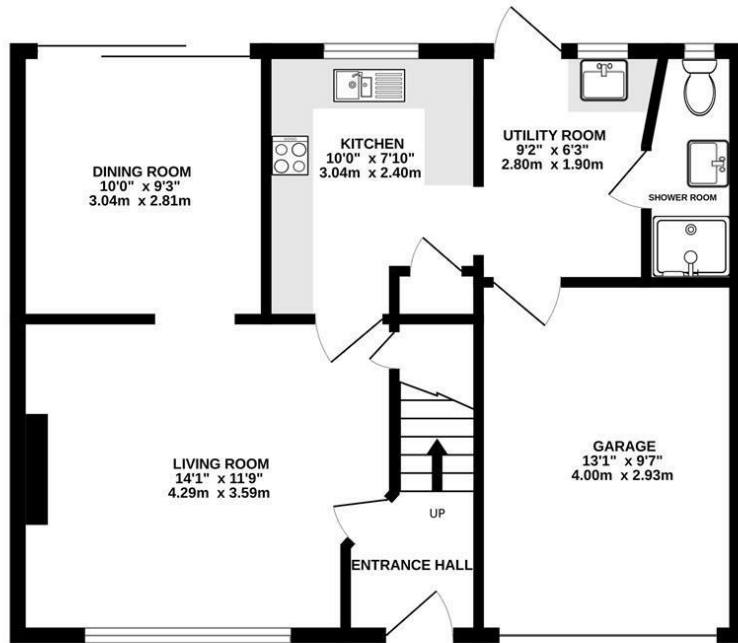
good size enclosed rear garden with storage shed, patio and lawn. Spacious front driveway.

**EPC** E

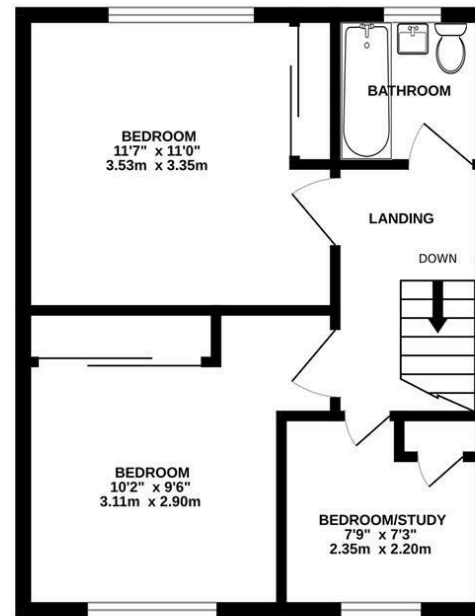
**Council Tax Band** E



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.  
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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.

171 High Street, Dorking, Surrey, RH4 1AD

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**patrick  
gardner**  
LETTINGS