



Garden Close, Leatherhead, KT22 8LR

£6,000 Per Calendar Month



- AVAILABLE 18TH APRIL
- FURNISHED
- FIVE DOUBLE BEDROOM HOME
- FOUR BATHROOMS
- TWO RECEPTION ROOMS
- EXQUISITE HAND MADE KITCHEN
- UTILITY ROOM
- BEAUTIFUL REAR GARDEN
- SITUATED WITHIN THE PRESTIGIOUS GIVONS GROVE ESTATE
- DRIVEWAY PARKING & GARAGE

Description

An exquisite, five-bedroom family home, situated within the prestigious Givons Grove estate, located approximately a mile south of Leatherhead town centre. Finished to an impeccable standard, this immaculate property boasts an abundant of traditional charm, combined with modern living throughout.

Green Mantle is situated towards the southernly point of Garden Close and includes a gravel driveway providing for ample off-street parking and accessing an integral double garage. Entering through the porch, you are immediately greeted with an open hallway, leading to both the east and west wings of the home.

Benefiting from two reception rooms on the ground floor, one a cosy family room overlooking both the front and rear of the property, inclusive of a beautifully appointed brick mantel with wood burner, and the other a modern open-plan kitchen living area, with large paned sliding doors leading out to the rear patio and well maintained lawned garden, all screened with mature trees and hedging providing a high degree of privacy.

The kitchen has been built to an exceptional standard, with a range of integrated appliances including two dishwashers and American style double fridge-freezer, and an elegant central island with an inbuilt wine cooler. Off the kitchen there is a well-designed utility room with separate washing machine and dryer and access via side door to the garage.

Further rooms on the ground floor include a separate dining room which can easily double as a large office or further entertaining space and a smart W.C.

Situation

Upstairs you are greeted with a bright and airy landing with a total of five bedrooms and four bathrooms (three of which being en-suite's). The primary bedroom, overlooking the rear garden includes two sets of fitted wardrobes, contemporary en-suite with rainfall shower.

Bedroom two, overlooking the rear of the property is a well sized double bedroom inclusive of en-suite and fitted wardrobes.

Bedroom three, overlooking the rear of the property is a well sized double bedroom inclusive of en-suite and fitted wardrobes.

The two remaining bedrooms, both doubles with one offering built in wardrobes.

The first floor further offers a beautiful family bathroom, inclusive of separate shower and bath.

EPC C
Council Tax Band G



Approximate Gross Internal Area = 300.5 sq m / 3234 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



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. (ID1239230)
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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

