



Glebe Road, Ashted, KT21 2NT

Available 5th September

£2,995 PCM



- AVAILABLE 5TH SEPT BY NEGOTIATION
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- THREE BEDROOMS + STUDY/COT/DRESSING ROOM
- GARAGE/STORE/DRIVEWAY PARKING
- UNFURNISHED
- MODERN FITTED KITCHEN WITH APPLIANCES
- CLOAKROOM & UTILITY AREA
- FAMILY BATHROOM AND SEPARATE WC
- SUNNY LANDSCAPED GARDENS

## Description

Conveniently situated in a sought after road just off the 'Lanes', this detached family home is a 'must see' if you are looking to get settled for the new school year. The property is well presented and within walking distance of Ofsted 'Outstanding' schools and Ashted Station.

### ENTRANCE HALLWAY

Enclosed storm porch leading to bright and spacious hallway.

### LIVING ROOM

Dual aspect with bay window, wood burning stove and French doors to garden.

### OPEN PLAN KITCHEN

Fully fitted with a range of modern base and wall units, small coordinated breakfast bar, range of appliances including Bosch dishwasher, five ring gas hob and Bosch double oven. Opening into:

### DINING ROOM

With space for table and chairs and French doors to garden. Dining room/kitchen opens into:

### FAMILY ROOM

With bay window to front aspect.

### UTILITY AREA

Housing additional Miele Freezer and additional Swan under counter fridge. Door to side passage.

### CLOAKROOM/LAUNDRY

White suite comprising wc, wash hand basin and laundry area for Hotpoint washing machine and Bosch dryer.

### STAIRS RISING TO

### PRINCIPAL BEDROOM

Overlooking the front aspect and features built-in wardrobes.

### BEDROOM TWO

Features a vanity sink and window to rear aspect.

### BEDROOM THREE

To front aspect with fitted wardrobe.

### STUDY/COT/DRESSING ROOM

Restricted head height - currently used as a walk in wardrobe with window to front aspect.

### FAMILY BATHROOM

A white suite comprising wc, wash hand basin inset in vanity unit, bath with shower over, part tiled. Obscure glazed window to rear.

### WC

Separate wc and wash hand basin.

### OUTSIDE

The sunny rear landscaped garden wraps around the property providing distinct seating/play areas. There is an attractive patio, a well placed decked area and a log store and several sheds/storage areas at the side of the property. There is a useful pet shower outside of the utility room door.

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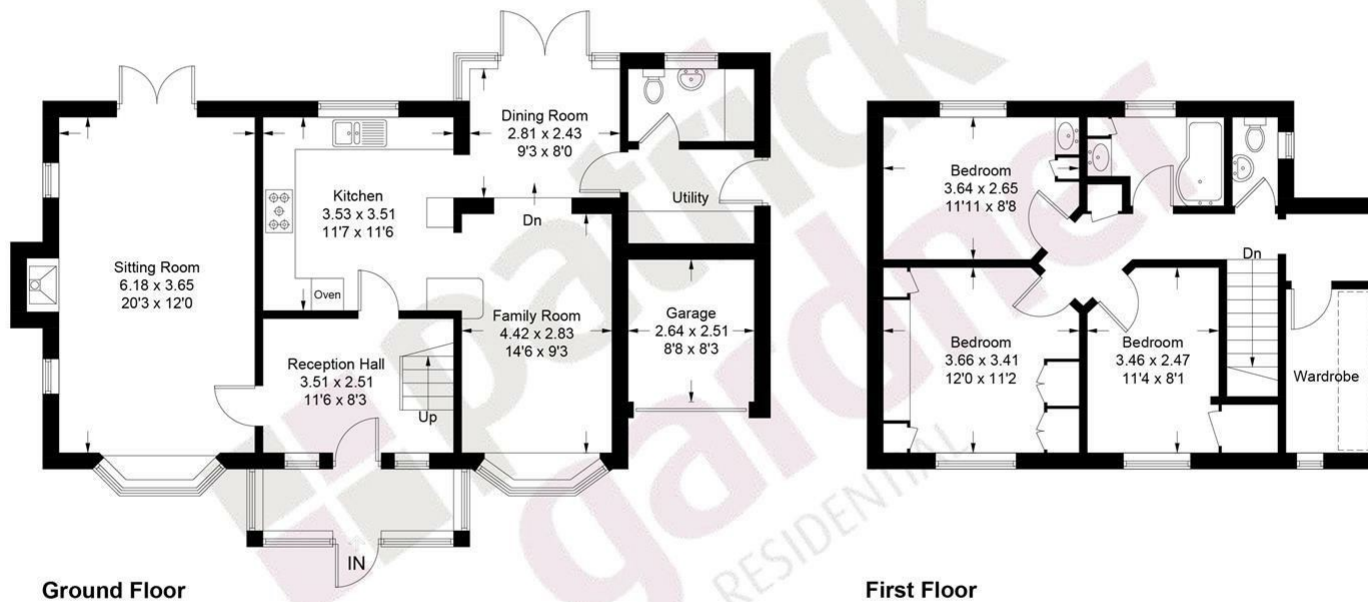
Council Tax Band

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 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft  
(Including Garage)



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. (ID1289123)  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

