



Mulberry Way, Ashted, KT21 2FE

£3,750 PCM



- AVAILABLE 8TH AUGUST
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS + SEPARATE W.C
- SEPARATE DINING ROOM
- GARAGE + DRIVEWAY PARKING
- UNFURNISHED
- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH PRIVATE TERRACE
- REAR GARDEN

Description

A very attractive and substantial four-bedroom detached family home, offering beautifully presented accommodation with modern fittings throughout, a large sunny terrace off the principle bedroom and a private rear garden. The property comprises four double bedrooms, two bathrooms, vast family reception room, separate dining room, modern kitchen with integrated appliances, downstairs W.C and private rear garden. The property further benefits from driveway parking and a garage.

Renowned for its attractive, parkland-style setting, wide streets and executive family homes, the Mulberry Way estate enjoys a peaceful position on the edge of Ashted's prestigious Lanes area, providing a tranquil residential environment whilst remaining conveniently close to excellent local amenities.

Situation

The property is situated close to Ashted village with it's wide range of superb independent retailers and a M&S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

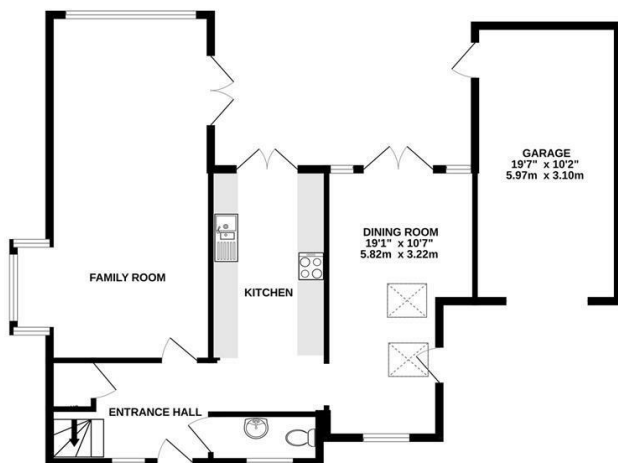
Excellent train services at Ashted's popular nearby commuter station provide services to London Bridge, Waterloo and Victoria. Highly regarded local schools, can be found a short walk away including Downsend School, St Andrews and West Ashted to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

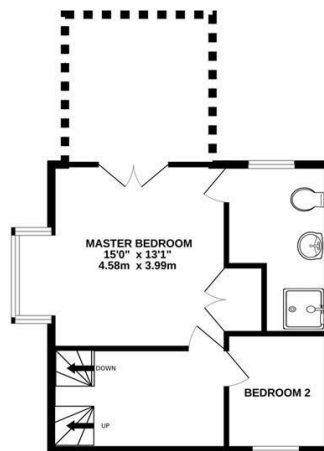
EPC	C
Council Tax Band	G



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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.

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