

Gatesden Road, Fetcham, Leatherhead, KT22 9QW

£4,550 PCM









- AVAILABLE NOW
- BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME
- BESPOKE KITCHEN/DINING ROOM
- 175FT GARDEN
- IN AND OUT DRIVEWAY
- UNFURNISHED
- THREE SEPARATE RECEPTION ROOMS
- TWO MODERN BATHROOMS
- GARDEN ROOM
- SHORT WALK TO SCHOOLS

Description

A beautifully presented, five bedroom family home, located on a prestigious road in Fetcham. Finished to an immaculate standard, this exquisite property boasts an abundance of traditional charm, combined with modern living throughout.

Beautifully presented throughout, a lovely reception hall with cloakroom gives way to three separate reception rooms including a large family room, dining room and sitting room with doors to the rear terrace. The hub of the house is an open plan kitchen/breakfast room featuring bespoke painted cabinets, central island with breakfast bar, integrated appliances and utility room.

Upstairs there is a spacious landing, a delightful principal bedroom with ensuite, three further double bedrooms, fifth bedroom (currently used as a study) and modern family bathroom with separate shower and bath.

To the front, an 'in/out' driveway provides ample off road parking. The 175ft rear garden has a Southerly aspect and features and extensive terrace and impressive lawn with mature boundary hedging and trees.

Situation

Fetcham Village offers a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.

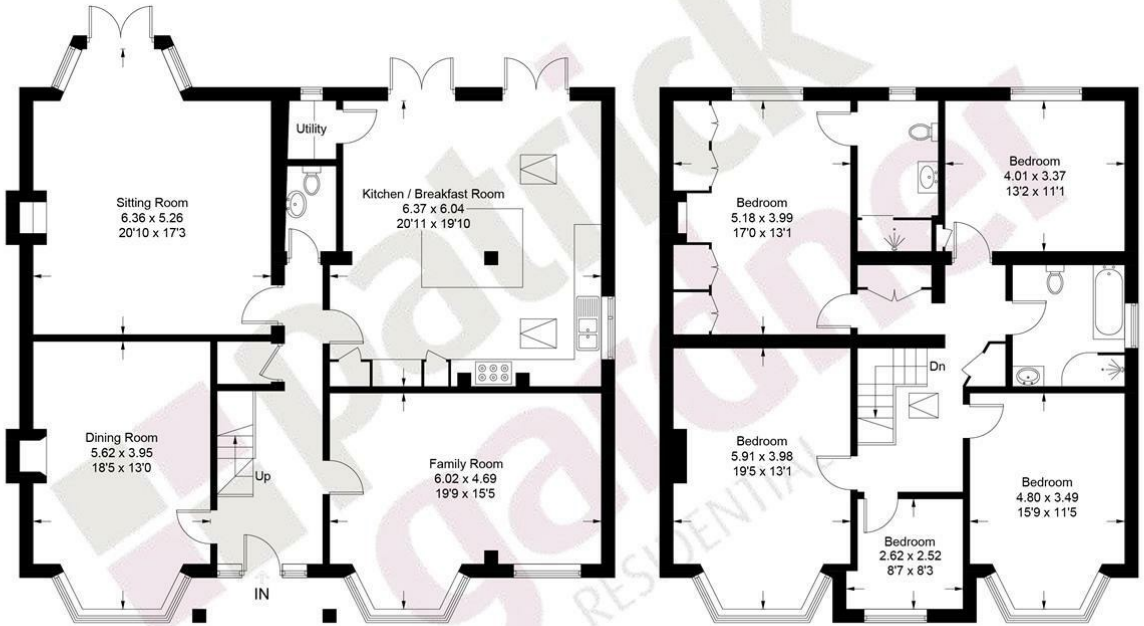
EPC	D
Council Tax Band	G







Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft



Ground Floor **First Floor**

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. (ID1301078)

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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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
https://www.patrickgardner.com/

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