



Hillside Road, Ashted, KT21 1RX

£2,100 Per Calendar Month



- AVAILABLE 6TH JUNE 2026
- TWO DOUBLE BEDROOMS
- COSY LIVING ROOM
- PICTURESQUE REAR GARDEN
- GARAGE
- UNFURNISHED
- BUNGALOW
- NEW CARPETS THROUGHOUT
- DRIVEWAY PARKING
- WALKING DISTANCE TO LOCAL SHOPS AND MAIN LINE STATION

## Description

A charming, two double bedroom bungalow, located on the picturesque Hillside Road, within close proximity to Ashted Common and main line station. Recently laid with new carpet, the property comprises two double bedrooms (one with en-suite), cosy reception room with doors leading into the conservatory which overlooks the attractive lawned rear garden, well equipped kitchen, separate dining room and family shower room. The property further benefits from driveway parking and the use of a garage.



## Situation

The property is situated in Lower Ashted just a short walk from Craddocks Parade offering a good range of local shopping including a Tesco Express, an independent Deli, Butcher's and pharmacy. The Woodman Public House and the beautiful Ashted Common are also on your doorstep. Ashted Station is a few minutes walk away with regular trains serving London Waterloo and Victoria.

EPC B  
Council Tax Band E



## **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.

