

Barnett Wood Lane, Leatherhead, KT22 7DN

£2,800 PCM









- AVAILABLE MID-JANUARY
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- GARDEN CABIN/HOMEOFFICE
- FURNISHED OR UNFURNISHED
- EDWARDIAN SEMI-DETACHED HOUSE
- TWO BATHROOMS
- SOUTHERLY FACING GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES

Description

A charming and attractive, three bedroom Edwardian home located in a fantastic position, only a short walk from Leatherhead town centre, mainline station and local schools. The property has been handily extended to the rear and combines period character with well-planned modern family accommodation.

The delightful sitting room features a bay window and original wood flooring, while the open-plan dining room with log burning stove, also with original flooring, leads through to a charming cottage style kitchen. The kitchen is fully fitted with solid wood work surfaces and includes direct access to the garden. A separate utility room and convenient cloakroom complete the ground floor.

The first floor boasts a spacious principal bedroom, a further double bedroom, useful linen cupboards and a family bathroom. Stairs continue to the top floor, where there is a third double bedroom with built-in wardrobes and an en-suite bathroom, providing an excellent private bedroom suite.

Outside, the driveway provides ample off street parking for multiple vehicles, side access leads to the attractive southerly facing garden, with lawn, patio and path to a good sized garden cabin ideal for a home office, gym or additional hobby space.

Situation

Leatherhead High Street and town centre are within easy reach, offering a good selection of independent shops, cafés, restaurants, supermarkets including Waitrose, Sainsbury's and Lidl, the Swan Shopping Centre, cinema and theatre, as well as regular market stalls.

Leatherhead mainline station is approximately a 15-minute walk away, providing regular services towards London Waterloo and Victoria, Guildford and Dorking. The property is also conveniently located for Junction 9 of the M25, providing excellent road connections to London, the wider motorway network and both Heathrow and Gatwick airports.

The area is particularly well served by schools, with Leatherhead Trinity, St Peter's Catholic Primary, St Andrew's Catholic School and Therfield School all within the surrounding area, alongside independent schools including St John's and Downsend.

For those who enjoy the outdoors, Leatherhead is surrounded by beautiful Surrey countryside and Green Belt, with nearby destinations including Headley Heath, Box Hill, Polesden Lacey and Denbies Wine Estate, offering plentiful walking, cycling and leisure opportunities.

EPC	C
Council Tax Band	E







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft
Stores = 16.5 sq m / 178 sq ft
Total = 139.3 sq m / 1500 sq ft



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. (ID1335164)

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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.

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