



 **patrick**  
**gardner**  
LETTINGS

Bypass Road, Leatherhead, Surrey, KT22 7BY

£1,800 PCM



- AVAILABLE 4TH JULY
- SEMI-DETACHED HOUSE
- MODERN BATHROOM
- OFF-STREET PARKING FOR TWO CARS
- CLOSE TO MAIN LINE STATIONS
- UNFURNISHED
- THREE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOSE TO ASHTEAD AND LEATHERHEAD TOWN CENTRES
- PRIVATE REAR GARDEN

## Description

A charming three bedroom semi-detached house with rear garden and off street parking for two cars. The property comprises spacious modern kitchen, living/dining area, downstairs bathroom and 3 double bedrooms. Located close to Leatherhead Town Centre and main line station, the home is also conveniently positioned close to the M25 for an easy commute.

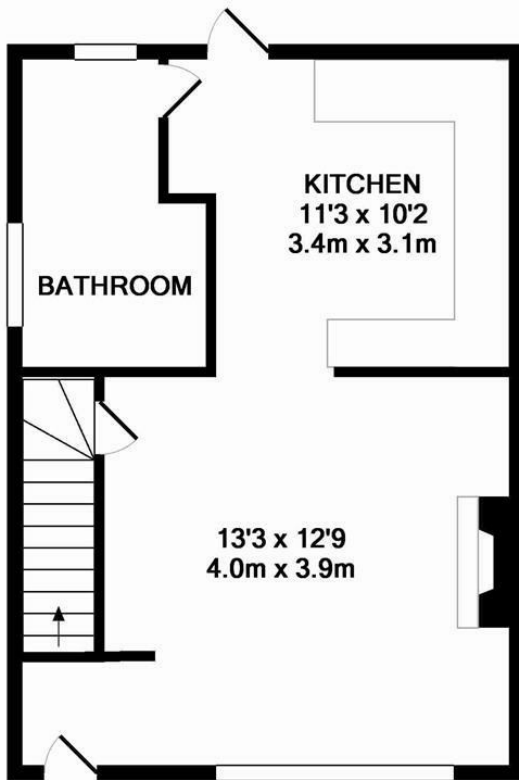


## Situation

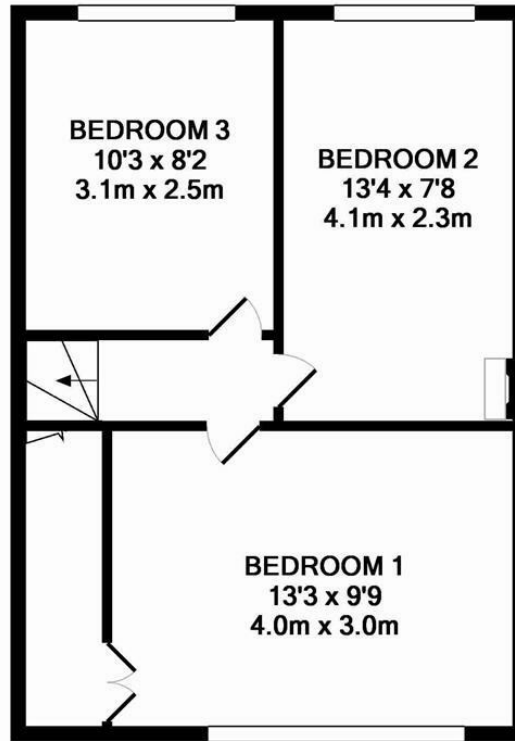
The area abounds in a wealth of open unspoilt countryside close to hand, much of which is Green Belt and National Trust owned. Ashted Village shops and amenities are located close by and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés and restaurants. Both the larger towns of Epsom and Leatherhead are a few miles distance in either direction and provide more comprehensive shopping facilities. The property also benefits from being closely located to Ashted mainline station with services to London Bridge, London Waterloo and London Victoria.

**EPC** D  
**Council Tax Band** D





GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360444 **Email:** [lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)  
<https://www.patrickgardner.com/>

## 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, Lettings in a Box. 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.