

School Lane, Fetcham, Leatherhead, KT22 9JU

£2,800 PCM









- AVAILABLE 19TH DECEMBER
- DETACHED BUNGALOW
- TWO BATHROOMS
- FULL OF CHARM & CHARACTER
- GATED ENTRANCE
- FURNISHED OR UNFURNISHED
- THREE DOUBLE BEDROOMS
- SPACIOUS RECEPTION HALL
- TWO SEPARATE DRIVEWAYS
- WALKING DISTANCE TO FETCHAM VILLAGE

Description

Nestled on School Lane, a highly sought-after location in Fetcham, this charming three-bedroom detached bungalow offers an abundance of character and traditional charm throughout. Spanning over an impressive 1500 square feet, the property includes a stunning double aspect sitting room which leads onto the dining room, again double aspect, with French doors out onto the paved rear courtyard..

The bright and airy kitchen has plenty of space for a good sized breakfast table and again, has French doors out onto the courtyard. The house homes three bedrooms. The double aspect principal bedroom benefits from a range of fitted wardrobes and has a modern en-suite shower room. The remaining two bedrooms are both doubles and are served by a family bathroom.

The property includes two driveways, one gated accessed via Cobham Road and the other from School Lane. The garden to the front is mature with a variety of shrubs and trees which provide for a high degree of privacy. The Rear Courtyard garden enjoys a sunny westerly aspect with side gate and space for table and chairs.

Situation

The village shops are within walking distance and offer 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.

Nearby 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 Green Belt countryside much of
which is National Trust owned. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide
for great family outdoor entertainment.

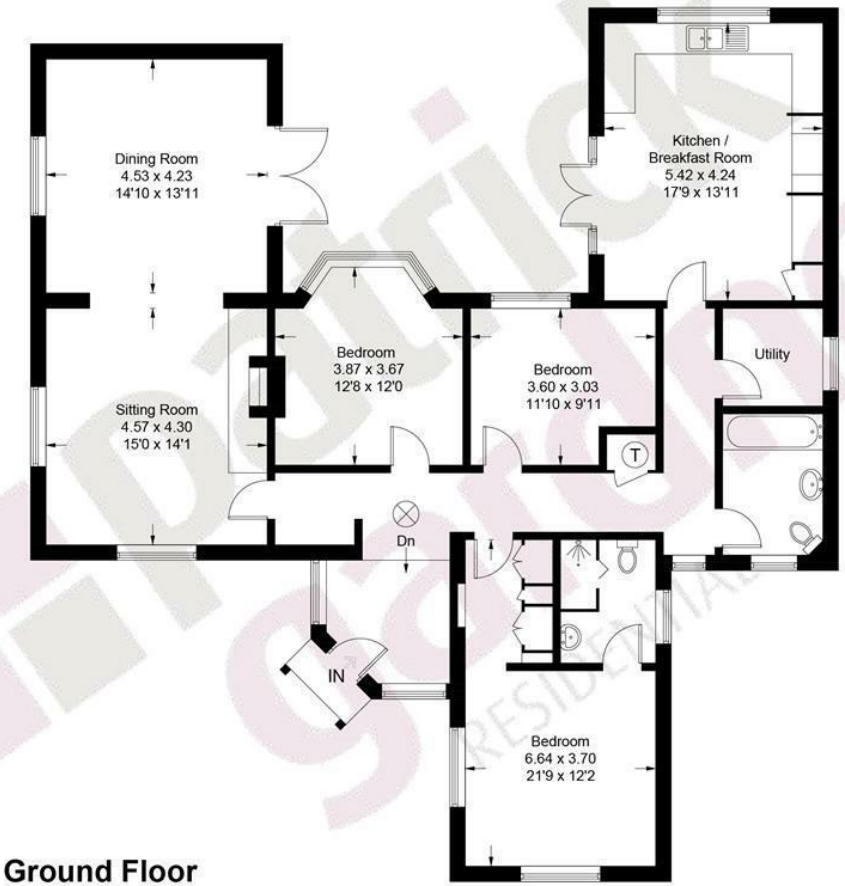
EPC	C
Council Tax Band	F







Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft



Ground 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. (ID1329698)

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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
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