



Station Road North, Merstham, Redhill, RH1 3DA

£2,200 PCM



- AVAILABLE LATE MAY 2026
- THREE BEDROOM TOWN HOUSE OVER THREE FLOORS
- LARGE RECEPTION ROOM
- PRIVATE REAR GARDEN AND PATIO
- A MOMENTS WALK OF MERSTHAM TRAIN STATION
- UNFURNISHED
- BATHROOM AND ENSUITE SHOWER ROOM
- NEWLY FITTED KITCHEN
- SINGLE GARAGE AND OFF STREET PARKING

## Description

ENTRANCE HALL:  
with cloak room w/c.

KITCHEN:  
fitted kitchen with integrated appliances.

RECEPTION ROOM:  
lounges/diner with double doors to the rear patio and garden.

stairs to first floor landing with two storage cupboards

BEDROOM ONE:  
double bedroom with integrated wardrobe and en suite shower room, overlooking the garden.

BEDROOM TWO:  
spacious double with integrated storage.

stairs to second floor

BATHROOM:  
white suite with handheld shower over the bath, eave storage and velux style windows.

BEDROOM THREE:  
double room with eave storage and areas of restricted head height.

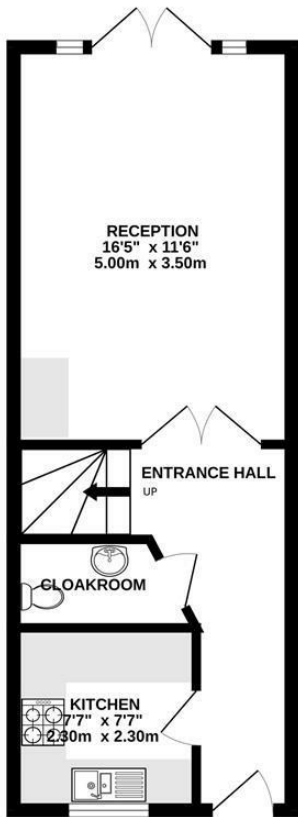
GARDEN:  
private rear garden with rear access, raised beds, lawn and patio area.

GARAGE:  
single garage opposite the property in a block with power and lighting. Space to park in front of the garage.

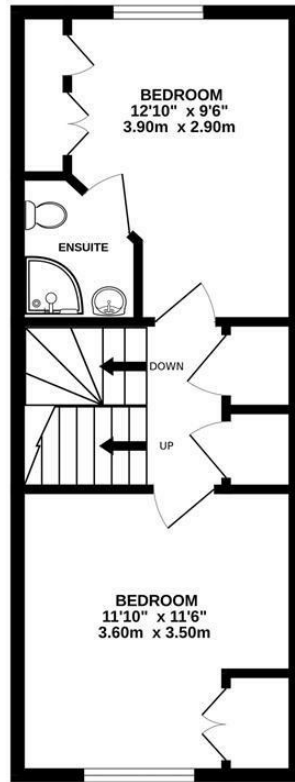
EPC C  
Council Tax Band D



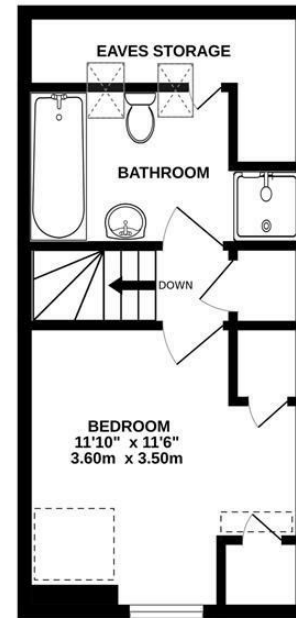
GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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