



Front elevation

3 bedroom semi-detached house, neutrally decorated with modern kitchen and bathroom in a quiet cul-de-sac in central Reigate

58 Churchfield Road, Reigate, Surrey, RH2 9RH



- Contemporary kitchen with fan assisted oven, electric hob, filter hood, washing machine and fridge freezer.
- Bathroom with white suite.
- 3 generously proportioned bedrooms.
- Gas central heating system with radiators.
- Bright open plan reception room with space to dine and relax.
- Cloakroom
- Single garage and driveway.
- Pretty garden with side access.
- Available from 9th September 2022.

£1,900 per calendar month

**LEWIS
WHITE**

One Bancroft Road, Reigate, Surrey, RH2 7RP
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www.lewiswhite.net

Accommodation:

This 3 bedroom property is located in a quiet cul de sac in central Reigate. The central heating is gas fired with radiators and all windows are double glazed. Both bathroom and kitchen are bright and modern in design.

The accommodation is bright and spacious comprising an open plan sitting/dining room with patio doors to the garden, fitted kitchen and cloakroom with WC. On the first floor there a 3 bedrooms, bedroom 1 has fitted wardrobes and both beds 2 & 3 are a good size. The bathroom has been updated with a white suite, the combi boiler provides mains pressure hot water.

Rent: £1,900 PCM

Available: 9th September 2022

Holding deposit: £438.46

The sum of £438.46 is required to secure the property whilst reference/credit checks are being undertaken. Should the tenancy not proceed to occupation the deposit is non-returnable.

Deposit: £2,192.30

Equivalent to 5 weeks rent and returnable at the end of the tenancy providing there are no dilapidations or damages. This will be lodged with the government backed Deposit Protection Scheme.

Terms of payment:

Cleared funds must be received by Lewis White TWO working days prior to the first day of the tenancy. We accept payment by Electronic Transfer, Bankers Draft or personal cheque allowing FIVE working days to clear. No cash or debit/ credit cards taken.

ADDITIONAL COSTS:

Water rates, payable monthly in advance by Bank Standing Order. Council Tax and all other utility services will be the tenant(s) responsibility.

Council tax band: E

EPC Rating: Current 69 Potential 89

VIEWINGS:

Strictly by appointment through Lewis White Lettings.



Bedroom 1



Bedroom 2



Sitting/dining room



Rear garden

