



Henfold Lane, Beare Green, Dorking, RH5 4RP

Available October 2024

£2,500 pcm

Henfold Lane, Beare Green, Dorking, RH5 4RP

- AVAILABLE OCTOBER 2024
- UNFURNISHED
- RECENTLY BUILT TWO BEDROOM DETACHED BUNGALOW SET WITHIN THE GROUNDS OF A COUNTRY RESIDENCE
- TWO FURTHER ROOMS SUITED TO HOME OFFICE SPACE
- OPEN PLAN LIVING
- PRIVATE PATIO WITH VIEWS TO THE GROUNDS
- OFF STREET PARKING
- RURAL LOCATION BUT WITHIN A SHORT DRIVE OF DORKING TOWN CENTRE
- ADDITIONAL £300 PCM CONTRIBUTION TOWARDS ENERGY BILLS (GAS, ELECTRIC, WATER, BIOFUEL)



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 877618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

A recently built two bedroom detached bungalow situated in a rural location within the grounds of a country house. The property benefits from a modern high specification throughout with underfloor heating. A set cost for energy bills is in addition to the rent per month. The property features two double bedrooms with en suites, open plan living and two further rooms suited to an office space.

ENTRANCE HALL

Spacious hallway leading to two front smaller rooms suited to home office space, double doors then leading on to the open plan living space.

STUDY ONE

Located at the front left of the property.

STUDY TWO

Located at the front right of the property.

OPEN PLAN LIVING

Large open plan living/dining area with vaulted ceiling running through to the kitchen. Bifold doors onto private patio area with views to the grounds.

KITCHEN

Open plan featuring an integrated electric oven with gas hob and extractor, integrated slim dishwasher, freestanding fridge/freezer, worktops and breakfast bar.

UTILITY ROOM

Built in cupboards with worktop space, washing machine and tumble dryer with side access to the patio.

MASTER BEDROOM

Good size double bedroom with vaulted ceiling, velux style window with electric blinds and en suite bathroom.

ENSUITE BATHROOM TO MASTER

Tiled suite with shower over the bath, w/c and wash hand basin.

BEDROOM TWO

Double bedroom with vaulted ceiling.

SHOWER ROOM

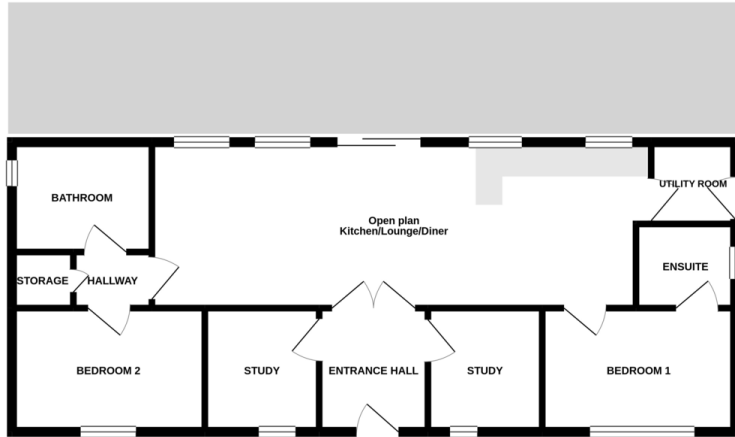
Tiled suite with walk in glass screen shower, w/c and wash hand basin.

Council Tax Band – D

Energy Rating - B



GROUND FLOOR



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.
Made with Floorplan 12022

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 Tenant Services. 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.

