



patrick
gardner
LETTINGS

Ashwood Park, Fetcham, KT22 9NT

Available 3rd January 2025

£2,995 pcm

Ashwood Park, Fetcham, Leatherhead, KT22 9NT

- AVAILABLE 3RD JANUARY 2025
- UNFURNISHED
- FOUR BEDROOM DETACHED HOUSE
- NEW LUXURY KITCHEN WITH BREAKFAST AREA
- LOUNGE/DINER
- STUDY/FAMILY ROOM
- EN SUITE TO MASTER
- FAMILY BATHROOM
- DOUBLE GARAGE
- CUL DE SAC LOCATION



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THE PROPERTY

MUST BE SEEN: This well-positioned four bedroom family home offers charming accommodation and benefits from a good sized lounge, NEW LUXURY KITCHEN, breakfast area in kitchen, study/family room, four bedrooms (one with ensuite) and a family bathroom. There is also an integral double garage, parking for two cars and a pretty wrap around garden. Situated in a popular cul de sac in the sought after village of Fetcham.

HALLWAY Spacious hallway with cloakroom, stairs to first floor and storage cupboard.

CLOAKROOM White WC and wash hand basin. Obscure glazed window.

FAMILY ROOM/STUDY Good sized family room. Neutral décor and carpet. Front aspect window.

LIVING/DINING ROOM Spacious room with neutral décor and carpet. Feature fireplace and sliding doors that lead to the pretty rear garden.

KITCHEN/BREAKFAST ROOM NEW LUXURY KITCHEN. Appliances include eye level double oven, dishwasher, washing machine and gas hob. Space for a dining table and additional free standing storage. Door to the integral double garage

MASTER BEDROOM Spacious double bedroom with fitted wardrobes, neutral décor and carpet. Lovely rear garden aspect.

EN SUITE Part tiled ensuite shower room. Shower cubicle and wc. Laminate flooring.

BEDROOM 2 Good sized double bedroom with rear aspect over looking the garden

BEDROOM 3 Double bedroom with small storage cupboard and rear aspect

BEDROOM 4 Small double bedroom with storage cupboard

FAMILY BATHROOM Fully tiled family bathroom. Suite comprises of a bath, stand alone shower, wc and wash hand basin. Obscure glazed window.

DOUBLE GARAGE

Double garage with power and up and over doors, door with access to garden

WRAP AROUND GARDEN

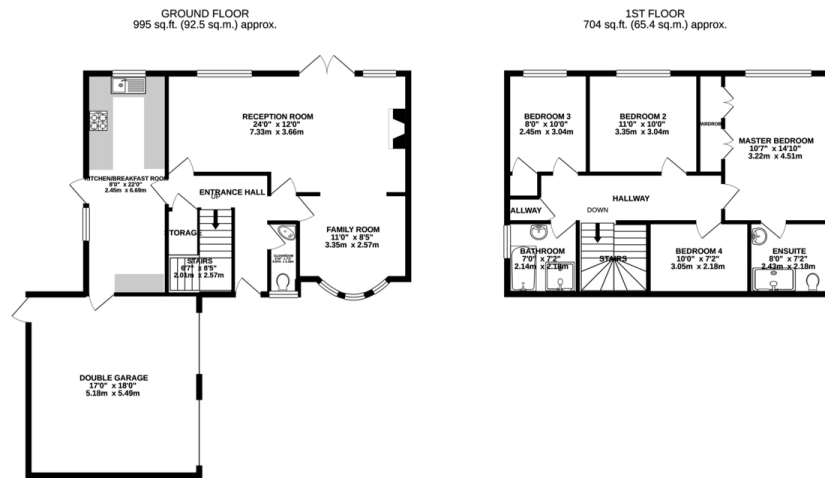
The garden is mainly laid to lawn and surrounded by lovely flowers, shrubs and trees. There are two separate patio areas. The garden is partially walled giving a very secluded feel.

Driveway parking for two cars.

EPC: D

COUNCIL TAX : G





TOTAL FLOOR AREA: 1699 sq. ft. (157.9 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.
 Made with MyHome 10/22

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.