



**patrick**  
**gardner**  
LETTINGS

Harrow Road West, Dorking, RH4 3BA

Available NOW

£3,500 pcm

**Harrow Road West, Dorking, RH4 3BA**

- **AVAILABLE NOW**
- **UNFURNISHED**
- **6 DOUBLE BEDROOMS**
- **DOUBLE BAY FRONTED HOUSE**
- **SET OVER FOUR FLOORS**
- **WRAP AROUND GARDEN**
- **GATED DRIVEWAY PARKING**
- **3 RECEPTION ROOMS**
- **BONUS BASEMENT LEVEL**
- **SHORT WALK TO DORKING TOWN CENTRE**



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### **THE PROPERTY**

**Available Now. This substantial 6 Bedroom, bay fronted family home. 6 Double bedrooms, 3 bathrooms and bonus basement floor. The property also benefits from gated driveway parking, secluded wrap around garden and multi-functional rooms with room for the whole family. The property is offered unfurnished.**

### **HALLWAY**

Bright entrance to the property

### **LIVING ROOM**

Generous double aspect room, bay window the front aspect and double doors leading to garden via stairs. Log burner

### **DINING ROOM**

Double aspect room with bay window to front aspect, space for large dining table and double doors leading to Kitchen

### **KITCHEN/BREAKFAST ROOM**

Large room with rear aspect, space for table and chairs. Wood units with fitted appliances.

### **CELLAR ROOM/OFFICE**

Doors out to garden. leading to bathroom

### **CELLAR BATHROOM**

Bath, free standing shower and wc.

### **TWO EXTRA CELLARS ROOMS**

### **MAIN BEDROOM**

Large L-Shape main bedroom with front aspect

### **BEDROOM/STUDY**

Large room with rear aspect with views over surrey hills. plenty of fitted storage units.

### **BEDROOM 2**

Large double room with front aspect and door leading to bathroom

### **MAIN BATHROOM**

Bath with shower over, wash hand basin and wc. Doors leading to hallway and bedroom 2

### **BEDROOM 4**

good sized double room

### **BEDROOM 5**

good sized double room

### **BEDROOM 6**

good sized double room

### **GARDEN AND DRIVEWAY**

Wrap around garden leading to driveway, summer house for storage.





TOTAL FLOOR AREA: 2948 sq.ft. (273.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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.

