



Parkway, Dorking, Surrey, RH4 1EX

Available January 2025

£2,150 pcm

Parkway, Dorking, Surrey, RH4 1EX

- AVAILABLE JANUARY 2025
- UNFURNISHED
- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTEGRATED GROUND FLOOR MUSIC SYSTEM
- BI-FOLD DOORS TO GARDEN
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- A SHORT WALK OF DORKING TOWN CENTRE



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### DESCRIPTION

Beautifully presented three bedroom, two reception room semi detached house situated in an elevated location just a short walk of Dorking Town centre.

Excellent residential location for the Town, local parks and train station.

### FRONT DOOR INTO ENTRANCE HALL:

Cloakroom w/c, media cupboard.

### SITTING ROOM:

Bay window. Remote gas fireplace, Integrated sound system.

### KITCHEN DINER:

Wood flooring, bi folding doors onto rear garden, modern fitted kitchen, featuring a fridge, freezer, dishwasher, electric oven with gas hob. Under stairs cupboard housing a washer/dryer. Integrated sound system.

### BATHROOM:

Modern fitted white suite, shower over bath, heated towel rail.

### BEDROOM ONE:

Fitted wardrobe and storage drawers.

### BEDROOM TWO:

Fitted wardrobe

### BEDROOM THREE/STUDY:

Front aspect

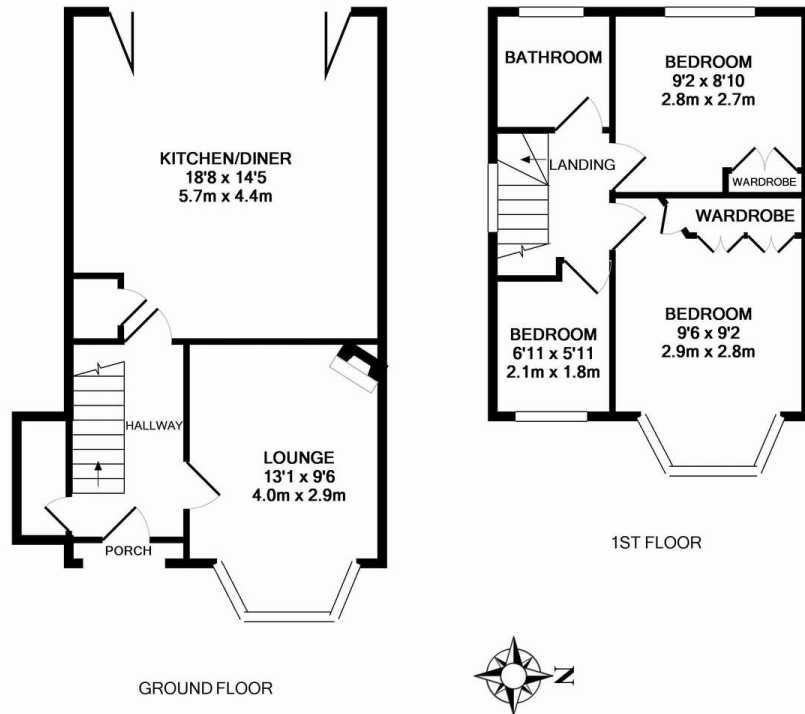
### GARDEN:

Lawn and patio area, side access

**EPC Rating: D**

**Council Tax Band: D**





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