



**patrick  
gardner**  
LETTINGS

Quarry Gardens, Leatherhead, KT22 8UE

Available 2 September 2024

£4,250 pcm

## Quarry Gardens, Leatherhead, KT22 8UE

- AVAILABLE 2 SEPTEMBER 2024
- FURNISHED
- SPACIOUS 4/5 BEDROOM DETACHED FAMILY HOME
- 4 BATHROOMS
- SEPERATE HOME OFFICE
- KITCHEN /BREAKFAST ROOM WITH DOORS TO GARDEN
- DOUBLE ASPECT LOUNGE
- GARDEN WITH PATIO AREA AND RAISED POND
- DRIVEWAY WITH AMPLE PARKING
- ELECTRIC CAR CHARGING POINT
- CLOSE TO ASHTEAD VILLAGE
- CLOSE TO LEATHERHEAD & ASHTEAD STATION



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### THE PROPERTY

Attractive and spacious 4/5 bedroom, 4 bathroom detached family home situated in a convenient location for Leatherhead and Ashted train stations, access to the M25 and close to Ashted village. With separate home office, spacious kitchen/ breakfast room, garden with patio area, electric car charging point and driveway parking. FURNISHED

#### ENTRANCE HALL

Entrance porch leading to entrance hall with staircase leading to first floor and under stair storage.

#### LOUNGE

Spacious double aspect lounge with fireplace and sliding glass doors to the garden. Open access to dining room.

#### DINING ROOM

With Marble effect dining table and eight chairs

#### KITCHEN

With electric underfloor heating, a range of wall and base units, marble work tops, island with bar stool seating and double doors to garden. With freestanding fridge/freezer, integrated dishwasher, oven, microwave and wine cooler.

#### UTILITY ROOM

With sink, storage units and washing machine/dryer.

#### CLOAKROOM

With basin, wc and separate shower cubicle.

#### STUDY / BEDROOM 5

With built in storage units incorporating a desk, small table and sofa bed

### STAIRS TO FIRST FLOOR LANDING

#### MASTER BEDROOM

Large double bedroom leading to dressing area with built in cupboards. Door to:

#### ENSUITE SHOWER ROOM

With basin, towel rail, wc and spacious walk in shower.

#### BEDROOM 2

Large double room with built in wardrobes.

#### BATHROOM

With separate shower cubicle, bath, basin and wc.

#### BEDROOM 3

Large double bedroom with fitted cupboard with access to Jack and Jill shower room.

#### BEDROOM 4

Large double room with double built in wardrobes and access to Jack and Jill shower room

#### JACK & JILL SHOWER ROOM

With basin, wc and shower cubicle.

#### GARDEN HOME OFFICE

Fully fitted kitchen and bathroom with open plan living space, bifold doors to rear garden and loft space.

#### GARDEN

Mature landscaped gardens with side levelled artificial grass and rear spacious patio with raised pond.

**COUNCIL TAX BAND G / EPC BAND C**



## 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.

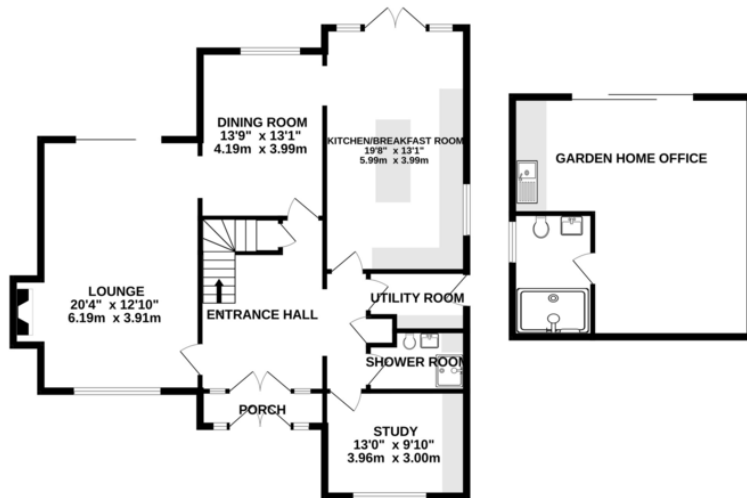
### Deposit

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.

GROUND FLOOR  
1378 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR  
937 sq.ft. (87.0 sq.m.) approx.

