



**patrick
gardner**
LETTINGS

Norwood Close, Effingham, Surrey, KT24 5NY

Available 3RD July

£2,450 pcm

Norwood Close, Effingham, Surrey , KT24 5NY

- UNFURNISHED
- AVAILABLE 3RD JULY
- FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE
- EAT IN KITCHEN/FAMILY ROOM
- SEPARATE RECEPTION ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- EASY TO MAINTAIN GARDEN AND SHED
- AMPLE PARKING & GARAGE



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THE PROPERTY

A modern, four bedroom tastefully extended semi-detached family home benefiting from an open plan kitchen/dining/family room and separate lounge, utility room, downstairs wc, four good sized bedrooms (master with ensuite), modern bathroom, large but easy to maintain rear garden and ample parking.

HALLWAY

Front door leading to hallway with hard flooring, understairs cloakroom with white suite.

KITCHEN/BREAKFAST/FAMILY ROOM

Open plan with high gloss grey units, integrated appliances including gas hob, oven, combi microwave, dishwasher. Space for dining room table and chairs, bi fold doors opening onto patio.

CLOAKROOM

White suit comprising wc, wash hand basin.

UTILITY ROOM

Fully fitted with a range of units, sink, Beko washing machine, door to garden.

MASTER BEDROOM

Good size double room with Juliet balcony overlooking rear garden.

ENSUITE

White suite comprising wc, wash hand basin inset in vanity unit, shower cubicle with mains operated shower, heated towel rail, part tiled, obscure glazed window to side aspect.

BEDROOM TWO

Double room to rear aspect.

BEDROOM THREE

Double room to front aspect.

BEDROOM FOUR

Large single/small double room to front aspect.

FAMILY BATHROOM

White suite comprising wc, wash hand basin inset in vanity unit, bath, heated towel rail, part tiled, obscure glazed window to side aspect.

OUTSIDE

The rear garden is mainly laid to lawn with a large patio, shed and side access. At the front of the property there is ample driveway parking and access to the garage.

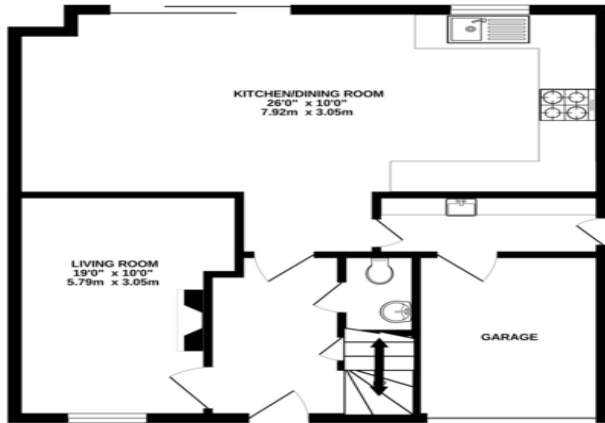
EPC: C

Council tax: D

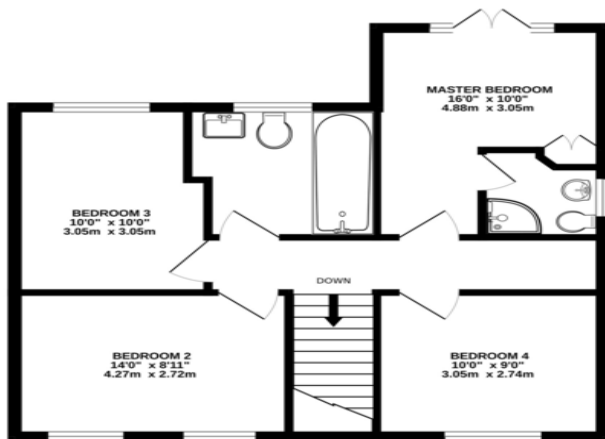
Well behaved pets considered.



GROUND FLOOR



1ST FLOOR



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.

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.
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