



The Glade, Fetcham, Surrey, KT22 9TB

Available Mid July

£2,650 pcm

The Glade, Fetcham, Surrey, KT22 9TB

- AVAILABLE MID JULY
- UNFURNISHED
- FOUR BEDROOM DETACHED FAMILY HOME
- THREE SEPARATE RECEPTION ROOMS
- MODERN EAT-IN KITCHEN/BREAKFAST ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- GOOD SIZE GARDEN
- AMPLE DRIVEWAY PARKING & GARAGE
- CLOSE TO SCHOOLS
- PETS CONSIDERED



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THE PROPERTY

A FOUR bedroom detached family home, situated in the popular Surrey village of Fetcham, close to local schools and Bookham Common. The property benefits from three reception rooms, four good size bedrooms, pretty garden, large driveway and a garage. MUST BE SEEN.

HALLWAY

Generous with grey tiled flooring.

KITCHEN/BREAKFAST ROOM

Modern kitchen, fitted with a range of appliances including an oven, integrated microwave, hob, dishwasher and integrated fridge/freezer. Side access to the garden.

LOUNGE

Spacious lounge with a feature wood burning stove and double doors out to the garden. Side and rear aspect windows.

STUDY

With window to side aspect.

FAMILY ROOM/DINING ROOM

Bright front aspect room with bay window to the front of the property.

CLOAKROOM

Wc and wash hand basin. Window to side aspect.

LANDING

Bright space with a side aspect window. Leading to

PRINCIPLE BEDROOM

Bright double room to rear aspect with neutral decor.

ENSUITE

White suite comprising wc, wash hand basin, and shower. Tiled with an obscure window to side aspect.

BEDROOM 2

Double bedroom with rear aspect window.

FAMILY BATHROOM

Bathroom suite comprising wc, wash hand basin, bath.

BEDROOM 3

Good sized bedroom with front aspect window.

BEDROOM 4

Good sized bedroom with front aspect window.

OUTSIDE

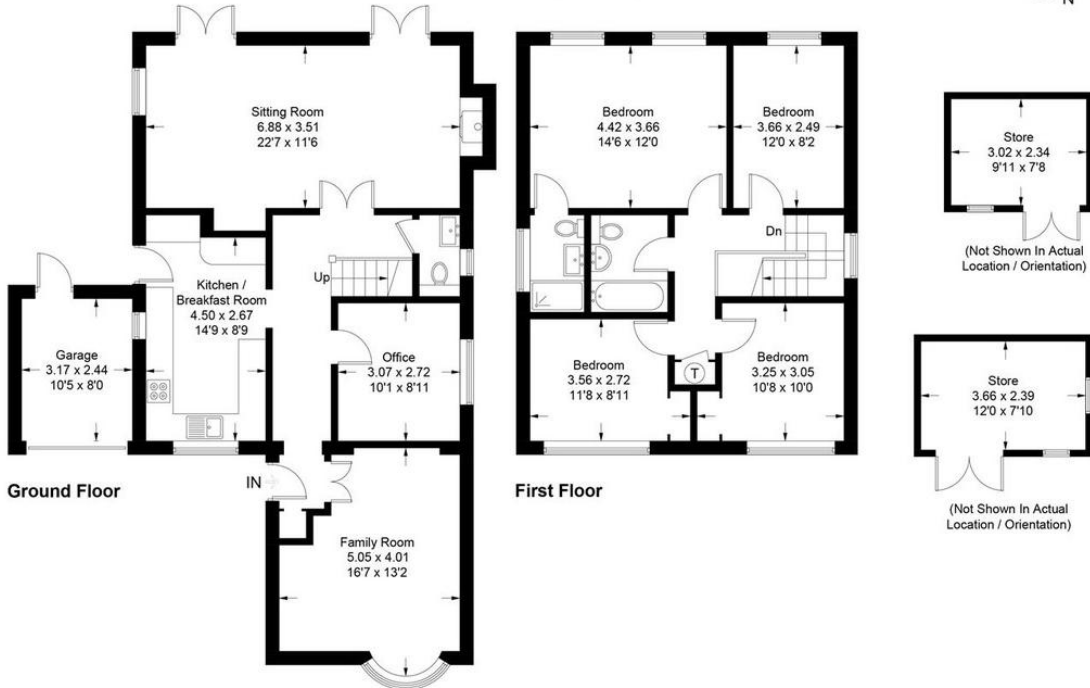
Garden mainly laid to lawn with shrub borders and patio to the side and rear of the property. Garage and off street parking for multiple cars. Well behaved pets considered.

EPC: D

Council Tax Band: G



Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
 Garage = 7.8 sq m / 84 sq ft
 Store = 15.8 sq m / 170 sq ft
 Total = 165.8 sq m / 1785 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID929792)
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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.