



Barrett Road, Fetcham, Leatherhead, KT22 9HL

Available 21st September 2024

£3,550 pcm

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- AVAILABLE 21 SEPTEMBER 2024
- UNFURNISHED
- FIVE BEDROOM DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- MODERN KITCHEN WITH APPLIANCES
- UTILITY ROOM & DOWNSTAIRS WC
- PRETTY LARGE GARDEN
- DOUBLE GARAGE AND PARKING
- EASY REACH OF SCHOOLS
- MUST BE SEEN!



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THE PROPERTY

DO NOT MISS THIS LOVELY FAMILY HOME: An extended detached house offering excellent family accommodation. 5 bedrooms with 3 ensuite bathrooms. Situated in Fetcham, close to the village with lots of amenities.

HALLWAY

The front door opens on to a welcoming reception hallway with a handy cloakroom leading through to a good size double aspect sitting room, ideal for entertaining.

KITCHEN/DINER

The kitchen is of high quality, designed and installed by Park House Kitchens of Ockley.

LOUNGE

Very spacious lounge (22ft), double aspect lounge with feature fireplace and sliding doors to rear garden.

DINING ROOM

Light and airy with doors leading to the conservatory.

CONSERVATORY

Bright and airy, double doors opening onto the patio.

UTILITY ROOM

Fitted units with washing machine.

CLOAKROOM

Fitted suite comprising wash hand basin and wc.

Stairs rising to

PRINCIPLE BEDROOM

Double bedroom with front aspect window.

ENSUITE

Modern ensuite comprising of wc, hand basin, bath with shower with shower over and separate shower. Part tiled.

BEDROOM 2

Rear aspect double bedroom.

ENSUITE

Ensuite comprising wash hand basin, wc, and shower enclosure.

BEDROOM 3

Front aspect double bedroom with fitted wardrobes.

ENSUITE

Ensuite bathroom comprising shower, wc and wash hand basin.

BEDROOM 4

Double bedroom to front aspect.

BEDROOM 5

Single bedroom to rear aspect.

FAMILY BATHROOM

Fitted suite comprising a bath, wc, and wash hand basin.

OUTSIDE

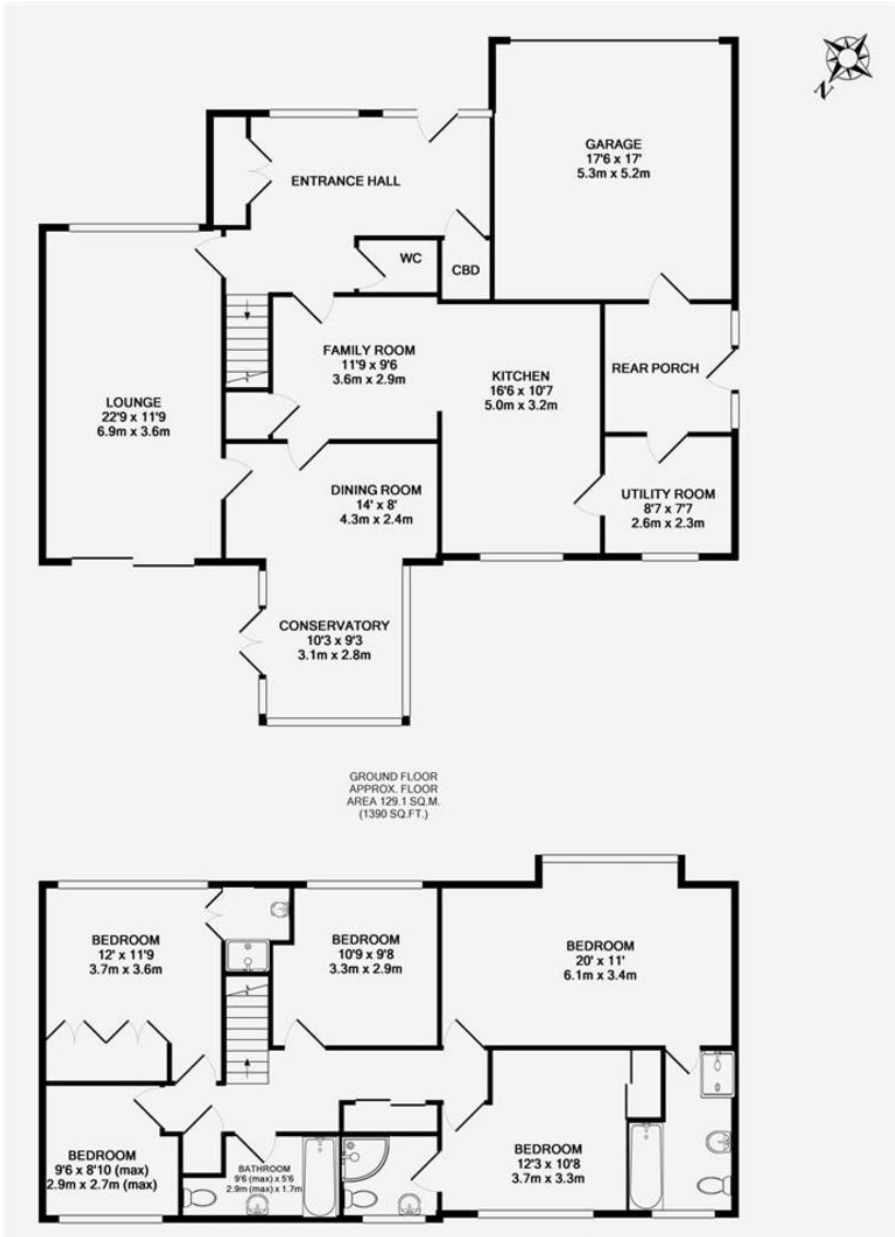
Outside the property is approached by driveway parking and lawn. To the rear a pleasant secluded rear garden laid to lawn with a patio seating area measures approximately 78' deep by 60' wide.

EPC - D

Council Tax Band - F

Pet Friendly.





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.

