

**Available 1<sup>st</sup> December 2023.**

**HOLDING DEPOSIT £519.23**

Equivalent to 1 weeks rent. The deposit is required whilst reference/credit checks are being undertaken. This sum will be deducted from the first months rent. Should the tenancy not proceed to occupation the deposit is non-returnable.

**DEPOSIT £2,596.15**

Equivalent to 5 weeks rent and returnable at the end of the tenancy providing there are no dilapidations or damages. This will be lodged with the Deposit Protection Scheme.

**Council tax band: D**

**EPC rating: C**

**£2,250 PCM**

Beautifully presented 3-bedroom house nestled in the heart of central Reigate. As you enter, you'll be greeted by a delightful open-plan reception room offering a generous expanse, providing ample space to dine, relax, and entertain. Throw open the bi-folding doors onto the inviting decking, seamlessly merging indoor and outdoor living with a delightful south-facing garden, the perfect oasis of tranquillity. Your culinary desires will be fulfilled by the modern fitted kitchen with granite work surfaces. Additionally, the ground floor cloakroom with WC adds a touch of convenience to your daily routine. Ascending to the first floor, you'll discover three tastefully appointed bedrooms, each offering a haven of comfort. The modern bathroom completes this level, adding a touch of luxury to your daily routine. This property is more than just a house; it's an embodiment of sophisticated living in a prime location. Don't miss the opportunity to make it your own and elevate your lifestyle to new heights.

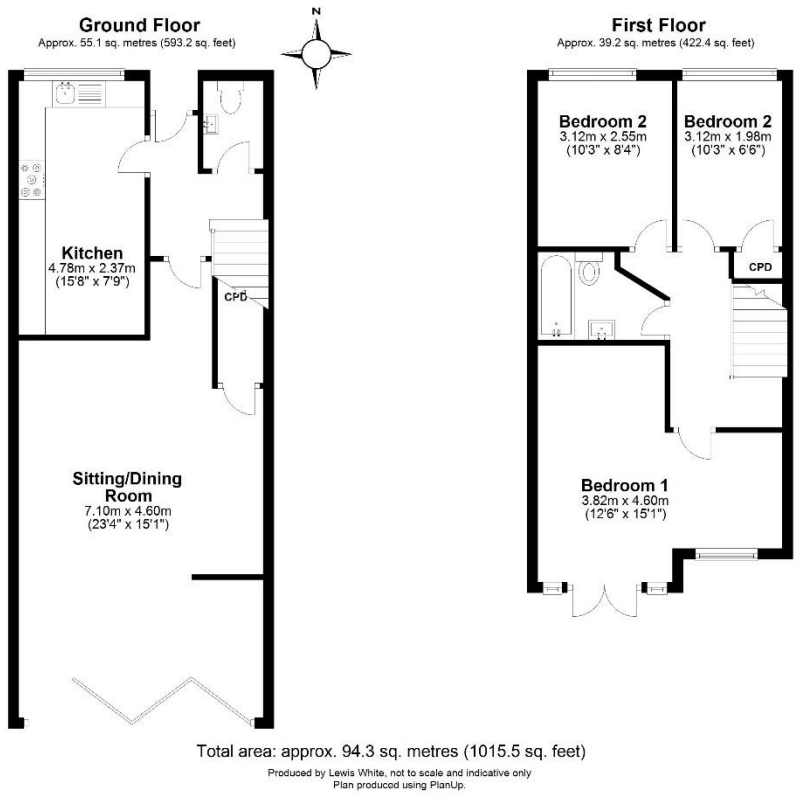


## 20 Durfold Drive, Reigate, Surrey, RH2 0QA



Additional costs:  
Water rates, payable monthly in advance by Bank Standing Order. Council Tax and all other utility services will be the tenant(s) responsibility.

Terms of payment: Cleared funds must be received by Lewis White 2 days prior to the tenancy. Payment by bankers draft, internet banking or cheque allowing for an additional 5 working days to clear.



Central Reigate  
 On road parking  
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