



Chester Close, Pixham, Dorking, RH4 1PP

Available January 2025

£2,100 pcm

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- AVAILABLE JANUARY 2025
- THREE BEDROOMS
- 24FT LOUNGE/DINER
- MODERN KITCHEN
- GAS CENTRAL HEATING
- MODERN BATHROOM
- VIEWS TO BOXHILL
- EASY TO MAINTAIN PRIVATE GARDEN
- CLOSE TO DORKING MAINLINE AND TOWN



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DESCIRPTION

Immaculately presented three bedroom family home located in a quiet residential road and close to Dorking mainline station and town centre. Benefitting from a 24ft lounge/diner, modern kitchen and bathroom and enclosed garden with patio

LOUNGE/DINER

24FT Lounge with plenty of space for a dining table and chairs. Double aspect room with sliding doors out to the garden.

KITCHEN

Modern kitchen with fitted appliances and plenty of cupboards. Door leading to the garden

WC

w.c and wash hand basin

MASTER BEDROOM

Generous bedroom with large fitted wardrobe

BEDROOM TWO

Good sized double room with rear aspect views across box hill

BEDROOM 3

Single room with front aspect

BATHROOM

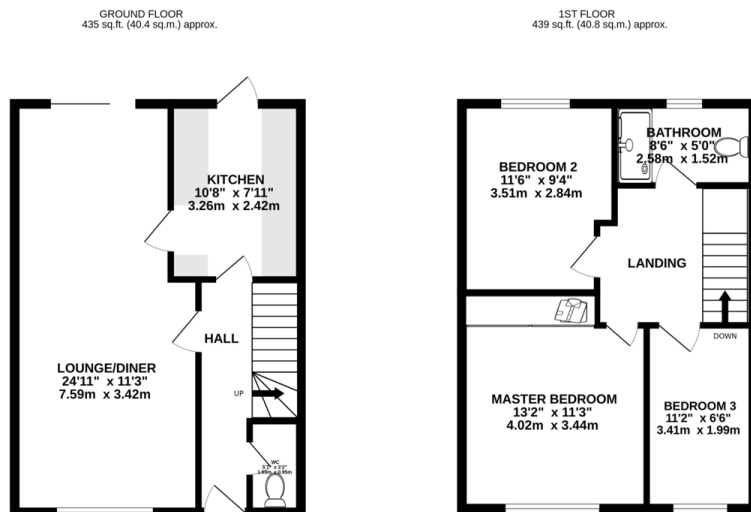
Standalone shower, wash hand basin and wc

GARDEN

Good sized garden, patio, astro turf lawn and rear access.

ON STREET PARKING





TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
 Made with Metropix (2022)

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.