



Pilgrims Way, Westhumble, Dorking, RH5 6AP

Available March 2024

£2,750 pcm

## Pilgrims Way, Westhumble, Dorking, RH5 6AP

- AVAILABLE MARCH 2024
- UNFURNISHED
- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS AND SNUG
- LARGE REAR GARDEN WITH OUTSTANDING HILLSIDE VIEWS
- DRIVEWAY PARKING AND GARAGE
- PRIVATE ROAD
- WALKING DISTANCE OF BOXHILL & WESTHUMBLE TRAIN STATION
- EXCELLENT CONDITION THROUGHOUT
- 



171 High Street, Dorking  
Surrey, RH4 1AD

Tel 01306 877618  
[dorkinglettings@patrickgardner.com](mailto:dorkinglettings@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

A bright, spacious and well proportioned four bedroom home in excellent condition throughout. The property is set within a private road just a short walk of Box Hill & Westhumble Train station with direct links into London Waterloo and Victoria. The house features a large garden with patio, far reaching hillside views, driveway and garage, four bedrooms, bathroom and en suite shower room, two reception rooms and further snug.

### ENTRANCE HALL

spacious entrance hall with integrated storage.

### RECEPTION ROOM

large dual aspect lounge with decorative fireplace and views overlooking the rear garden.

### SNUG

open plan from the lounge.

### DINING ROOM

generous size with views over the garden, open plan to the kitchen and access to the rear patio.

### KITCHEN

with a range of integrated appliances and access to the separate utility room.

### UTILITY ROOM

with ground floor WC and plenty of space for a washing machine and tumble dryer.

### LANDING

first floor landing with storage cupboards and additional w/c to the bathroom.

### MASTER BEDROOM

double bedroom with integrated wardrobes, hillside views and en suite shower room.

### BEDROOM TWO

dual aspect double bedroom with hillside views.

### BEDROOM THREE

single bedroom.

### BEDROOM FOUR

single bedroom.

### FAMILY BATHROOM

white suite with shower over the bath, w/c, wash hand basin and bidet.

### GARAGE

Single garage with front and rear access, further brick built store to the rear.

### GARDEN

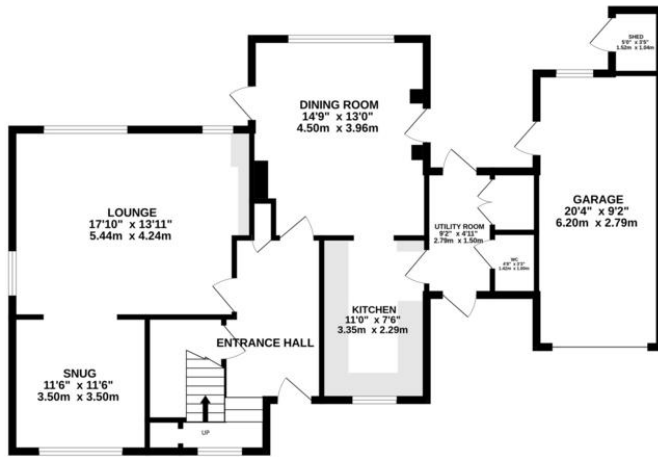
elevated patio with the garden mainly laid to lawn, storage shed, mature shrubs and trees and outstanding countryside views.

**Energy Rating – D**

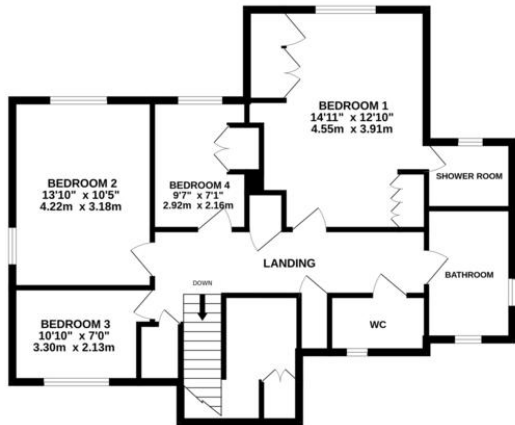
**Council Tax Band - G**



GROUND FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1882 sq.ft. (174.8 sq.m.) approx.

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.

Made with Metropix ©2024



## 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.