



Grange Road, Leatherhead, KT22 7JS

Available NOW

£3,995 pcm

Grange Road, Leatherhead, KT22 7JS

- UNFURNISHED
- AVAILABLE NOW
- IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- EXTENSIVELY REFURBISHED
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM, EN SUITE AND CLOAKROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- DOUBLE GARAGE WITH ELECTRIC DOORS
- WELL LOCATED FOR LOCAL SCHOOLS



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### THE PROPERTY

**EXTENSIVELY REFURBISHED** An impressive four double bedroom two bathroom detached family home with brand new kitchen and utility area, brand new family bathroom, ensuite shower room and cloakroom, two reception rooms, conservatory, double garage and garden. Well located within easy access of Leatherhead and Ashted shops, schools and railway station.

### FRONT DOOR TO HALLWAY

With downstairs cloakroom, understairs storage cupboard and stairs to first floor

### BRAND NEW KITCHEN AND UTILITY AREA

Contemporary light grey fitted units with integrated appliances.

Door to:

### CONSERVATORY

With tiled floor and double doors to the garden

### LIVING ROOM

Double aspect room with double doors to garden and wood flooring. Opening to:

### DINING ROOM

Overlooking the garden

### FIRST FLOOR

### MASTER BEDROOM

With double fitted wardrobes and door to:

### BRAND NEW SHOWER ROOM

With contemporary fixtures and fittings

### BEDROOM TWO

With double fitted wardrobes

### BEDROOM THREE

With double fitted wardrobes

### BEDROOM FOUR

### BRAND NEW FAMILY BATHROOM

With contemporary fixtures and fittings

### DOUBLE GARAGE

With electric up and over door

### GARDEN AND PATIO

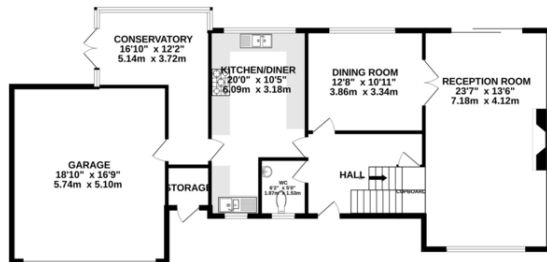
**Council Tax Band F**

**EPC Band D**

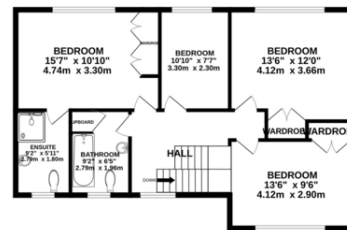




GROUND FLOOR  
1247 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 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.  
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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.

