



London Road, Mickleham, Dorking, Surrey, RH5 6EH

Available NOW

£2,000 pcm

London Road, Mickleham, Dorking, Surrey, RH5 6EH

- AVAILABLE NOW
- UNFURNISHED
- LOVELY THREE BEDROOM PERIOD PROPERTY
- SITUATED IN MICKLEHAM VILLAGE
- ARRANGED OVER THREE FLOORS
- BATHROOM AND ENSUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- PATIO STYLE GARDEN
- CLOSE TO DORKING & LEATHERHEAD TOWN CENTRES



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## THE PROPERTY

Lovely three bedroom, period semi detached house located in the sought after village of Mickleham and close to Box Hill and open countryside. Arranged over three floors this spacious property has been recently refurbished with new carpet and wood flooring, two reception rooms, spacious kitchen/breakfast room, bathroom and ensuite shower room and patio style garden. Dorking and Leatherhead town centres are just a short drive away and offer a comprehensive range of shopping, restaurants, schools and transport links.

## FRONT DOOR TO ENTRANCE LOBBY

Stairs to first floor. Doors to:

### LIVING ROOM

With feature fireplace and wood flooring

### DINING ROOM

With wood flooring

### KITCHEN/BREAKFAST ROOM

Fitted kitchen with breakfast bar and appliances. Double doors to patio garden

## FIRST FLOOR

## BEDROOM 2

With new carpet and feature fireplace

## BEDROOM 3

With new carpet and storage cupboards

## FAMILY BATHROOM

With modern bathroom suite

## STAIRS TO SECOND FLOOR LANDING

## BEDROOM 1

With double fitted wardrobes and leading to:

## ENSUITE SHOWER ROOM

## OUTSIDE

Patio style garden

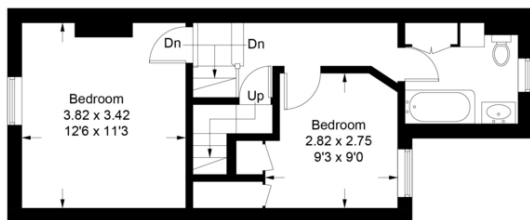
## EPC Band D

## Council Tax Band D

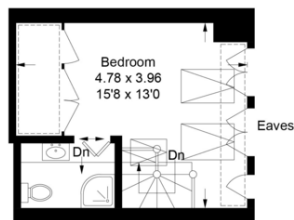


 = Reduced headroom below 1.5m / 5'0

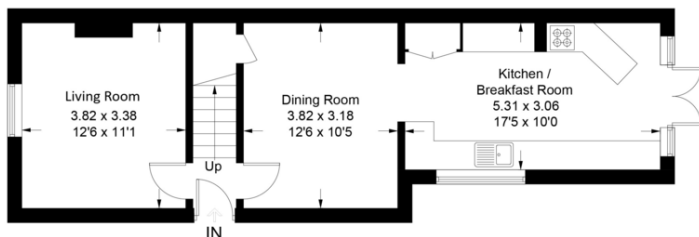
Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



**First Floor**



**Second Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1040362)  
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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.

