



Cypress Way, Banstead, SM7 1NN

Available NOW

£2,195 pcm

Cypress Way, Banstead, SM7 1NN

- AVAILABLE NOW
- UNFURNISHED
- THREE BEDROOM FAMILY HOME
- DETACHED
- DOUBLE ASPECT LIVING ROOM
- PRETTY REAR GARDEN
- DRIVEWAY PARKING
- GARAGE
- SHORT WALK TO BOOKHAM STATION
- FAR REACHING VIEWS



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THE PROPERTY

****DETACHED**** Three bedroom family home situated in a quiet cul-de-sac. The property benefits from a large double aspect living room, kitchen/diner, utility room, detached garage and well manicured front and rear gardens. The property has driveway parking and is situated a short walk from Banstead train station. Available immediately.

ENTRANCE PORCH

Space to store coats and shoes/boots

HALLWAY

WC

WC and wash hand basin

LIVING ROOM

Large double aspect room, with double doors out to garden

KITCHEN/DINER

Wood wall and base units, space for dining table and double doors to the garden.

UTILITY ROOM

washing machine and door to side of property

MASTER BEDROOM

Good sized double with fitted wardrobes

BEDROOM 2

Double room with fitted wardrobe and rear aspect

BEDROOM 3

Single room front aspect

BATHROOM

White suite. Bath with shower over, WC and wash hand basin

GARDEN

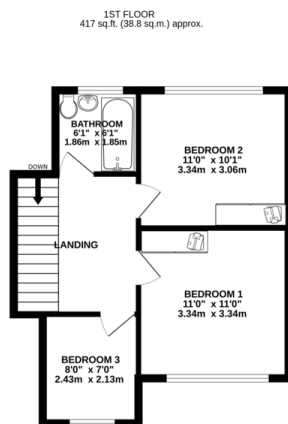
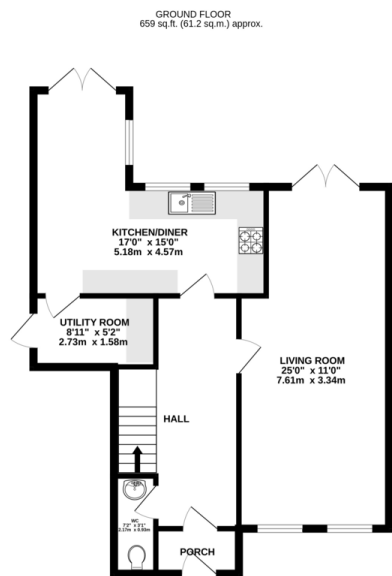
Pretty well manicured rear garden mainly laid to lawn with mature shrubs. Far reaching views.

GARAGE

Single detached garage

DRIVEWAY





TOTAL FLOOR AREA: 1076 sq.ft. (99.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas 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.

