



Linden Gardens, Leatherhead, KT22 7HB

- AVAILABLE LATE MAY 2024
- UNFURNISHED
- SUBSTANTIAL 4/5 BEDROOM FAMILY HOME
- LOCATED IN POPULAR RESIDENTIAL ROAD
- FAMILY BATHROOM AND TWO SHOWER ROOMS
- GAS CENTRAL HEATING
- LIGHT AND SPACIOUS KITCHEN/DINING ROOM
- BIFOLD DOORS TO PATIO
- 17' LOFT ROOM WITH CARPET
- GARAGE
- ATTRACTIVE GARDEN WITH SUMMERHOUSE
- WALKING DISTANCE OF TOWN CENTRE AND STATION



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THE PROPERTY

Substantial 4/5 bedroom family home located in popular residential road within walking distance of Leatherhead town centre and main line station. The property benefits from a light and spacious open plan kitchen/dining room with bifold doors to the garden, contemporary fitted kitchen with integrated appliances, family bathroom, two shower rooms, 17' loft room, garage and attractive garden with summerhouse.

FRONT DOOR TO HALLWAY

With original stripped wood flooring to ground floor.

Doors to:

LOUNGE

With feature fireplace

FAMILY ROOM

With feature fireplace

GROUND FLOOR SHOWER ROOM

KITCHEN/DINING ROOM

Light and spacious area with bifold doors to garden

KITCHEN

Contemporary fitted kitchen with integrated appliances. Doors to:

UTILITY ROOM With fitted wall units, sink and door to garden

RECEPTION / BEDROOM 5

With fitted cupboards

STAIRS TO 1ST FLOOR

Landing with linen cupboard. Doors to:

BEDROOM 1

With carpet. Leading to:

ENSUITE SHOWER ROOM

With double shower unit

BEDROOM TWO

With carpet

BEDROOM 3

With fitted wardrobe/cupboard

BEDROOM 4

With fitted wardrobe/ cupboard

FAMILY BATHROOM

With contemporary bathroom suite

STAIRS TO 2ND FLOOR

17' loft room with carpet and dormer window

OUTSIDE

Garage and attractive garden with patio and summerhouse

EPC Band E Council Tax Band F





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.