



**5 BEDROOM DETACHED  
2 BATH/SHOWER ROOMS  
3 LARGE RECEPTIONS  
AVAILABLE: IMMEDIATELY**

**21' x 16' LUXURY KITCHEN  
IN/OUT DRIVEWAY  
180' REAR GARDEN  
OFFERED: PART FURNISHED**

**Christies Residential are pleased to offer for let this immaculate 5 bedroom 2 bath/shower room detached house situated in one of Fetcham's most sought after roads. The property benefits from: in/Out driveway with off street parking for several cars, 180' rear garden, play room, games room, 19' x 17' living room, 21' x 16' luxury kitchen, utility room & downstairs cloakroom. PET FRIENDLY**

**Gatesden Road, Fetcham, Surrey,  
KT22 9QW**

**Rental: £4500 PCM**

### Entrance Hall

With covered porch leading to front door. Double glazed side windows with blinds. Under stairs cupboard. Alarm system. Tiled floor with under floor heating.

### Games Room

**15.1" X 13.1" (4.6m X 3.99m)**

Double glazed bay window with blinds. Wood block flooring. Pool table. Feature brick fireplace with wood burner.

### Play Room

**15.1" X 12.4" (4.6m X 3.78m)**

Double glazed bay window. Further double glazed window both with fitted blinds.

### Living Room

**19.9" X 17.3" (6.07m X 5.27m)**

Double glazed bay window with doors onto rear garden. Feature fireplace. Carpeted. Corner leather sofa with electric recliners.

### Cloakroom

Matching wash hand basin & low level WC

### Luxury Kitchen/Dining Room

**21" X 16.4" (6.4m X 5m)**

Double glazed French doors to rear garden. Skylights with Velux windows. Double glazed side window with fitted blind. Extensive range of fitted wall & base units with granite work surfaces and inset double Butler sink. Matching island with wooden work top/ breakfast bar with stools. Built in

Integrated 'Bosch' dishwasher. 'Rangemaster' electric range cooker. 'Samsung' American fridge freezer with ice maker. Dining room table & chairs. Tiled floor

### Utility Room

Double glazed window. Wall mounted 'Worcester Bosch' boiler. With freestanding washing machine & tumble dryer.

### First Floor Landing

With access to boarded loft via pull down ladder. Skylight. Double storage cupboard.

### Bedroom 1

**16.11" X 13" (4.91m X 3.96m)**

Double glazed window overlooking rear garden Range of fitted wardrobes to one wall. Feature fireplace (for show only) Door to:

### En-Suite Shower Room

Stained glass double glazed window. Matching suite comprising: double walk in shower, wash hand basin & low level WC. Heated towel rail. Mirror & shaver point. Tiled floor.

### Bedroom 2

**16.1" X 13.2" (4.91m X 4.02m)**

Double glazed bay window. Freestanding wardrobe.



### Bedroom 3

15.1" X 12.6" (4.6m X 3.84m)

Double glazed bay window. Freestanding wardrobe.

### Bedroom 4

13.2" X 11.1" (4.02m X 3.38m)

Double glazed window over looking rear garden.

### Bedroom 5/Office

8.6" X 6.9" (2.62m X 2.1m)

Double glazed window.

### Family Bathroom

Obscure double glazed window. Matching 4 piece white suite comprising: walk in double shower cubicle, panel enclosed bath with mixer shower, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Part tiled walls. with fitted mirror & shaver point. Ceramic tiled floor.

### In/Out Driveway

With off street parking for several cars. Hedgerow surrounding. Double side gates to rear garden.

### Rear Garden

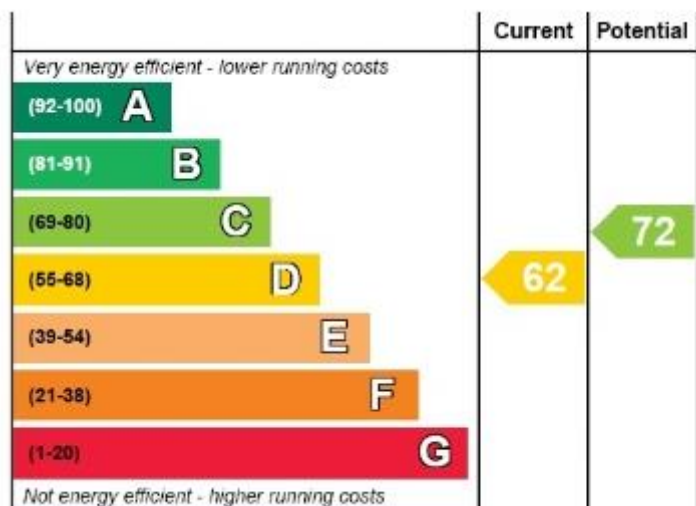
(180' Approx) Large flagstone patio. Mainly laid to lawn with wood panel fencing. mature shrubs & trees. Two sheds.

### LOCAL AUTHORITY

Mole Valley

### COUNCIL TAX

Tax Band G





**IMPORTANT NOTES - PLEASE READ** These particulars are for guidance only and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



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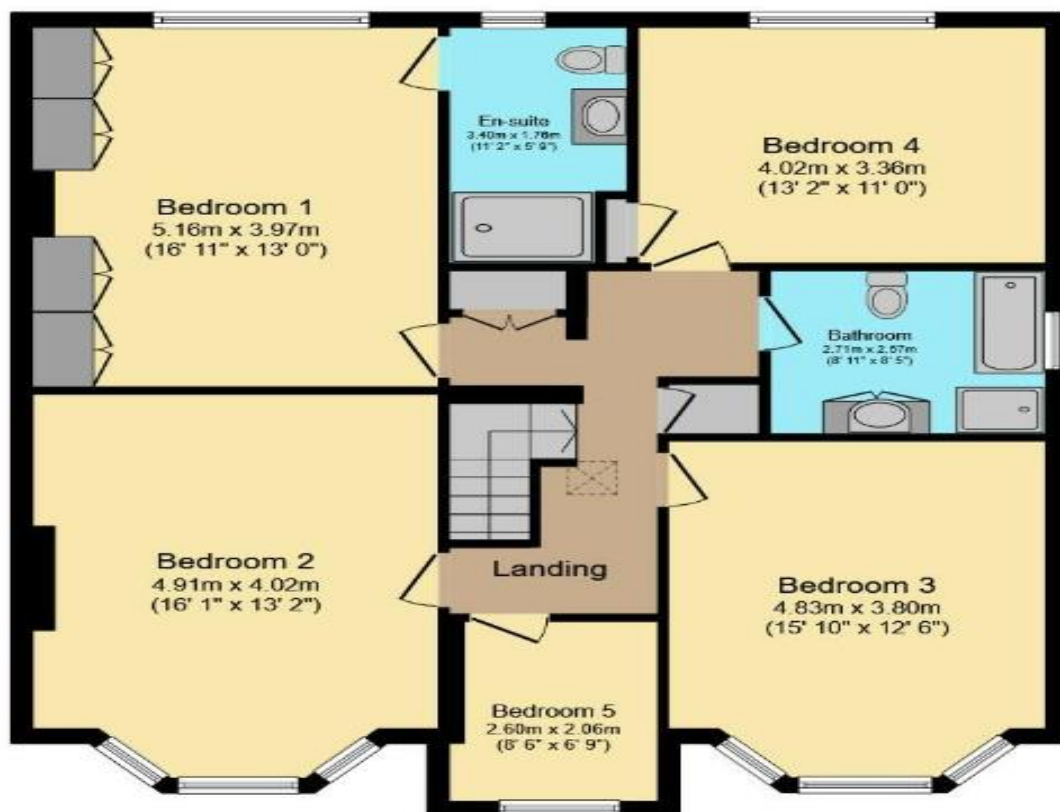
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[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)

Telephone: 01372 362555



## Ground Floor



## First Floor

Total floor area 224.3 m<sup>2</sup> (2,415 sq.ft.) approx

# TENANT FEES SCHEDULE



## NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
<b>Lost Key(s) or other Security Device(s)</b>	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
<b>Early Termination (Tenant's Request)</b>	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

### CLIENT MONEY PROTECTION:

[www.propertymark.co.uk](http://www.propertymark.co.uk)

**propertymark**

### INDEPENDENT REDRESS:

[www.theprs.co.uk](http://www.theprs.co.uk)

**PRS** Property  
Redress  
Scheme