



Mayfield, Leatherhead, KT22 8RS

Available NOW

£4,750 pcm

## Mayfield, Leatherhead, KT22 8RS

- AVAILABLE NOW
- UNFURNISHED
- GARDENER AND CLEANER INCLUDED
- FIVE BEDROOM DETACHED
- STUNNING OPEN PLAN KITCHEN/DINER
- TWO BRAND NEW BATHROOMS
- PRIVATE ROAD
- DOUBLE GARAGE
- DRIVEWAY PARKING
- THREE BATHROOMS (TWO EN-SUITES)



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### THE PROPERTY DESCRIPTION

The beautifully presented 5 bedroom detached family home situated on a mature sought after private estate being approximately 10 minutes' walk from Leatherhead town centre and/or the main line railway station.

#### ENTRANCE HALL

Impressive entrance hallway

#### LIVING ROOM

Large living room with stunning Inglenook fireplace with double doors leading to the garden. Side access to the kitchen/diner

#### KITCHEN/DINER

Open plan Kitchen/Diner with stunning kitchen with quartz worktops. Fitted with a range of wall and base units, large kitchen island and spacious dining space.

#### OFFICE/STUDY

Bright and airy study with front aspect

#### CLOAKROOM

WC and wash hand basin

#### LANDING

Spacious galleried landing

#### MASTER BEDROOM

Large bedroom with dressing area and run of fitted wardrobes, leading to en-suite bathroom

#### ENSUITE

5 piece en-suite with stand alone roll top bath, separate stand alone shower, wc and wash hand basin

#### BEDROOM 2

Good sized double bedroom with front aspect, door leading to en-suite

#### ENSUITE (BED 2)

Brand new en-suite with stand alone shower, wc and wash hand basin

#### BEDROOM 3

Good sized double bedroom with fitted wardrobe

#### BEDROOM 4

Double room with storage and front aspect

#### BEDROOM 5

Small double bedroom with garden view

#### GARDEN

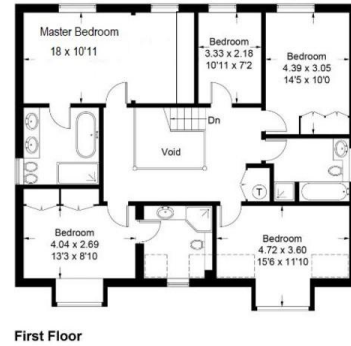
Landscaped garden with large patio area, secluded outlook with side access

#### DOUBLE GARAGE

#### EPC RATING C







## 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.