



Glenwood, Dorking, RH5 4BY

Available December/January

£2,200 pcm



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- AVAILABLE DECEMBER/JANUARY
- UNFURNISHED
- THREE/FOUR BEDROOM DETACHED HOUSE
- ELEVATED PRIVATE ROAD
- GARAGE/WORKSHOP AND DRIVEWAY
- LARGE SPLIT LEVEL REAR GARDEN
- OPEN PLAN KITCHEN BREAKFAST ROOM
- THREE BATHROOMS
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- EPC – D COUNCIL TAX BAND - G



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### THE PROPERTY

A three/four bedroom detached home situated in an elevated location on a prestigious private road to the Southeast of Dorking Town. The property benefits from three good size bedrooms with a further ground floor dining/bedroom four, en-suite to the master bedroom and a further ground floor shower room, large garden, garage/workshop and driveway parking.

### ENTRANCE HALL

entrance hall leading to spacious inner hall with under stairs storage.

### LOUNGE

with decorative fireplace.

### DINING ROOM/BEDROOM FOUR

ground floor double room with dual aspect and double doors to front drive.

### KITCHEN/BREAKFAST ROOM

open plan kitchen breakfast room with fitted kitchen, space for a washing machine, integrated electric oven and hob.

### GROUND FLOOR SHOWER ROOM

walk in shower with w/c, wash hand basin and towel rail.

### MASTER BEDROOM

walk through dressing room with fitted wardrobes, large double bedroom with elevated views to the rear garden.

### ENSUITE BATHROOM TO MASTER

white suite with handheld shower over the bath, wash hand basin and w/c.

### BEDROOM TWO

dual aspect double bedroom.

### BEDROOM THREE

double bedroom with fitted wardrobes.

### FAMILY BATHROOM

white suite with shower over the bath, wash hand basin and w/c.

### GARAGE/WORKSHOP

single garage with rear workshop.



## Glenwood, RH5

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft  
Outbuilding = 22.6 sq m / 243 sq ft  
Total = 171.1 sq m / 1841 sq ft



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 any decisions reliant upon them. (ID1014594)

## 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.

