



Hillside Gardens, Brockham, Betchworth, RH3 7EW

Available early may 2024

£1,800 pcm

## Hillside Gardens, Brockham, Betchworth, RH3 7EW

- **\*\*SIX MONTH TENANCY\*\***
- **AVAILABLE EARLY MAY 2024**
- **UNFURNISHED**
- **ONE/TWO RECEPTION ROOM**
- **THREE BEDROOMS**
- **LANDSCAPED GARDEN**
- **DETACHED GARAGE**
- **DRIVEWAY PARKING**
- **LOVELY VIEWS TO BOXHILL**
- **POPULAR VILLAGE LOCATION**



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### THE PROPERTY

**\*\*SIX MONTH TENANCY\*\*** A detached two / three bedroom bungalow benefitting from a spacious living room with patio doors to the garden. Located in a sought after quiet location on the Northern outskirts of the lovely village of Brockham with its village green, popular pubs and excellent schooling, the property also benefits from a private garden with views to Box Hill.

### ENCLOSED FRONT PORCH

With quarry tiles and further glazed inner door to

### L SHAPED ENTRANCE HALL

### SITTING ROOM

With staircase to first floor, feature fireplace and doors opening onto the garden with views beyond to Box Hill.

### DINING ROOM / BEDROOM 3

### KITCHEN / BREAKFAST ROOM

Fitted range of units with gas hob, electric oven and under counter fridge

### BEDROOM ONE

With feature bay window and fitted cupboards

### UTILITY ROOM

With tiled floor, washing machine and freezer

### BATHROOM

With a white suite and heated towel rail

### UPSTAIRS BEDROOM TWO

### ATTIC STORE/ DRESSING ROOM

With wardrobe and door to

### CLOAKROOM

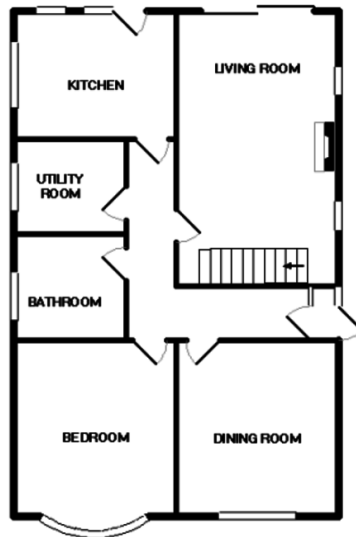
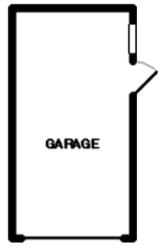
With WC and vanity unit

### OUTSIDE

Private garden to the rear with patio, lawn and garden shed. Lovely views to Boxhill. To the front of the property the driveway can accommodate SEVERAL CARS







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.

