



Hawthorn Row, Oxshott Road, Leatherhead, Surrey, KT22 0EN

Available 8 September 2024

£3,600 pcm

Hawthorn Row, Oxshott Road, Leatherhead, Surrey, KT22 0EN

- AVAILABLE 8 SEPTEMBER 2024
- UNFURNISHED
- STYLISH TOWNHOUSE ARRANGED OVER FOUR FLOORS
- FOUR BEDROOMS AND THREE BATHROOMS
- CONTEMPORARY FIXTURES AND FITTINGS
- MODERN KITCHEN WITH NEFF APPLIANCES
- STUNNING CONTEMPORARY STAIRCASE
- FAMILY ROOM WITH SUNKEN COURTYARD
- LANDSCAPED FRONT AND REAR GARDENS
- INTEGRAL GARAGE AND PARKING



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## THE PROPERTY

**Stylish four bedroom townhouse arranged over four floors to provide extremely versatile and spacious living accommodation. With, three reception rooms, three bathrooms, family room with sunken courtyard, contemporary staircase, integral garage, parking and landscaped front and rear gardens**

## ENTRANCE TO

The spacious ground floor of this property has an integral garage, large utility room, separate family room/home office with sunken courtyard and spiral staircase leading to the garden.

## THE FIRST FLOOR

On the first floor the large kitchen features a central island and offers flexible living accommodation with a bright and airy kitchen/dining room/lounge with patio doors leading onto a private terrace and garden.

## THE SECOND FLOOR

On the second floor, there are three bedrooms including the master suite with a fantastic vaulted ceiling and stunning en-suite shower. Bedrooms two and three are served by the family bathroom.

## THE THIRD FLOOR

On the third floor, there is bedroom four with a separate dressing area and en-suite with wet room style shower.

## INTEGRAL GARAGE

## LANDSCAPED FRONT AND REAR GARDEN

## FURTHER VISITOR PARKING

## EPC Band B

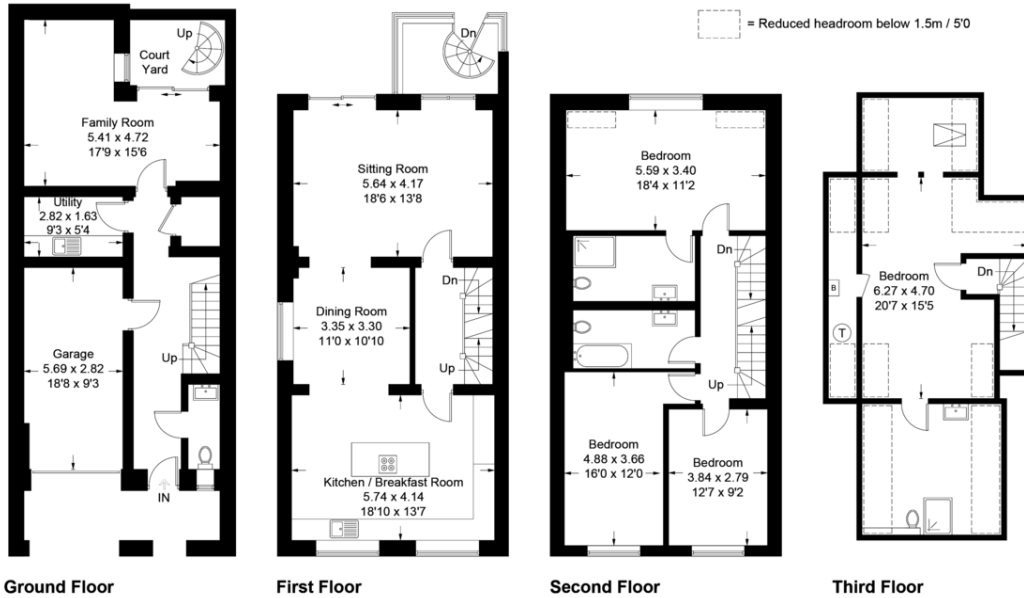
## Council Tax Band G



Approximate Gross Internal Area = 259.1 sq m / 2789 sq ft  
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



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 decisions reliant upon them. (ID485681)  
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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.

