



 **patrick**
gardner
LETTINGS

Links Road, Ashted, KT21 2HL

£3,800 Per Calendar Month



- AVAILABLE NOW
- OPEN PLAN KITCHEN/LIVING/DINING SPACE
- SEPARATE UTILITY ROOM
- TWO DOUBLE BEDROOMS WITH EN SUITES
- FAMILY BATHROOM
- DETACHED FOUR BEDROOM HOUSE
- 27FT SITTING ROOM
- OFFICE/STUDY
- FUTHER TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES

Description

A fantastic four bedroom, three bathroom detached family home, located in a popular, sought after road, close to the amenities of Lower Ashted Village, Ashted Common and train station.

Entrance hallway leads to:

Open plan living/kitchen/dining area- Light and airy with vaulted ceiling and velux style roof windows, double patio doors leading to lawned garden with large patio area.

The kitchen boasts plenty of storage cabinets with a double fronted American style fridge/freezer, 5 ring gas hob and electric oven.

Glass folding doors lead from the kitchen area to another spacious reception room/sitting room.

The ground floor also has a WC, Utility room with washing machine and tumble dryer, and a separate Office/Study.

On the first floor there are four double bedrooms, two of which have en-suites, there is also a family bathroom.

Well maintained garden with large patio area to the rear of the property.

To the front there is ample parking for several cars.

Situation

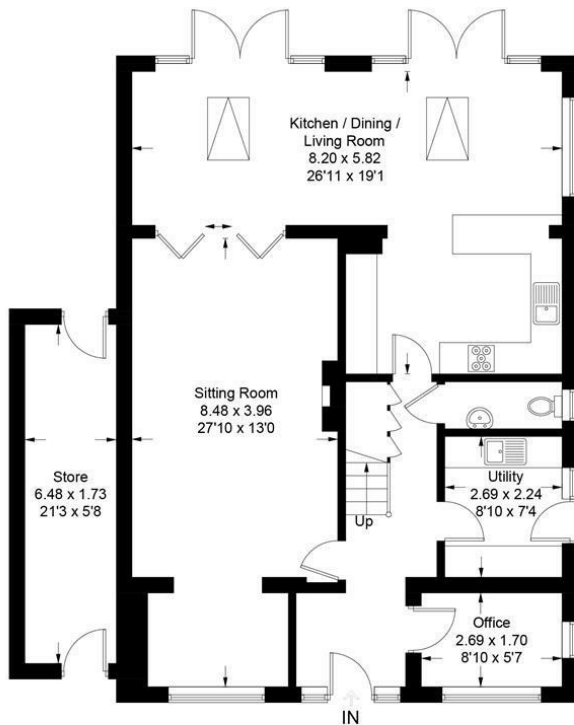
The area abounds in a wealth of open unspoilt countryside close to hand, much of which is Green Belt and National Trust owned. Ashted Village shops and amenities are located close by and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés and restaurants. Both the larger towns of Epsom and Leatherhead are a few miles distance in either direction and provide more comprehensive shopping facilities. The property also benefits from being closely located to Ashted mainline station with services to London Bridge, London Waterloo and London Victoria.

EPC

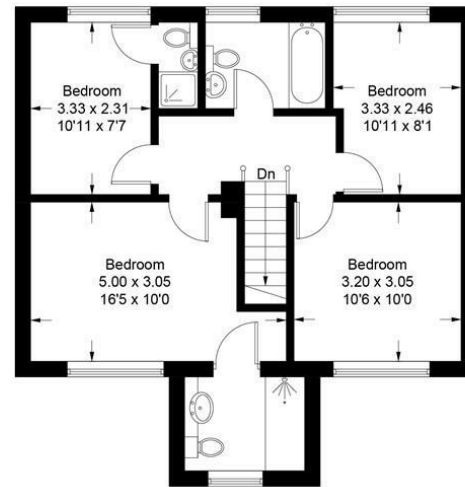
Council Tax Band F



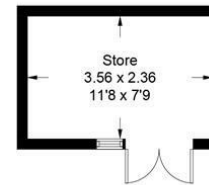
Approximate Gross Internal Area = 157.0 sq m / 1690 sq ft
Stores = 20.0 sq m / 215 sq ft
Total = 177.0 sq m / 1905 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1260698)
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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 Referencing. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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