



 **patrick**  
**gardner**  
LETTINGS

Woodfield Lane, ASHTEAD, KT21 2BT

£2,650 PCM





- AVAILABLE 23RD MARCH
- FOUR BEDROOM DETACHED HOUSE
- MASTER BEDROOM WITH BALCONY
- DOUBLE GARAGE
- CLOSE TO ASHTEAD MAIN LINE STATION
- UNFURNISHED
- TWO BATHROOMS
- LAWNED REAR GARDEN
- LONG PRIVATE DRIVEWAY
- CLOSE TO VILLAGE SHOPS AND SCHOOLS

Description

Four bedroom, detached family home, located within easy reach of Ashted main line station and Craddocks Parade shops. Property comprises three double bedrooms located on the first floor with a fourth double on the ground floor, large living area with separate dining room, family kitchen and two bathrooms. The home further includes a double garage and lawned rear garden.



Situation

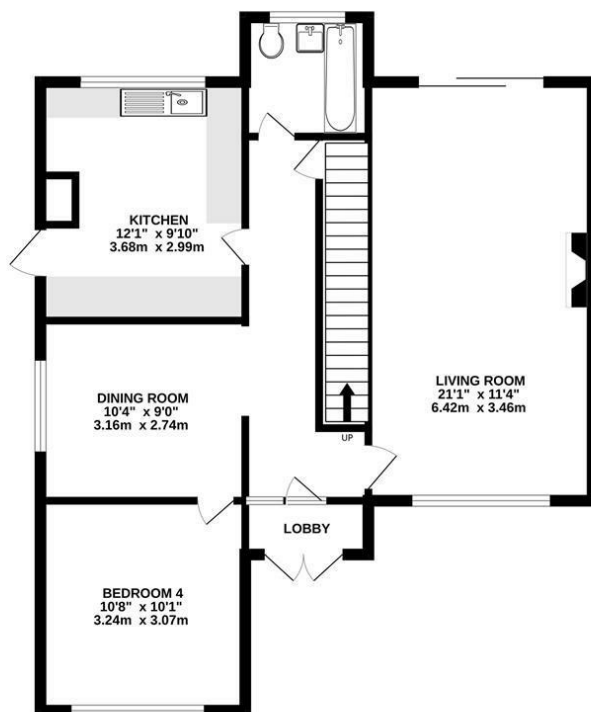
The property is situated in Lower Ashted just a short walk from Craddocks Parade offering a good range of local shopping including a Tesco Express, an independent Deli , Butcher's and pharmacy. The Woodman Public House and the beautiful Ashted Common are also on your doorstep. Ashted Station is a few minutes walk away with regular trains serving London Waterloo and Victoria.

EPC	E
Council Tax Band	G

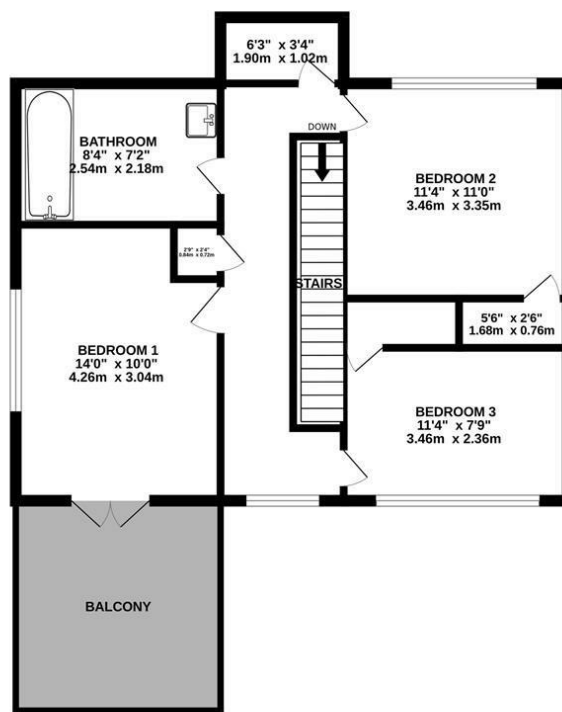




GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.