



Horsham Road, Beare Green, Dorking, RH5 4PE

£1,995 PCM





- AVAILABLE DECEMBER/JANUARY
- EXTENDED THREE BEDROOM SEMI DETACHED COTTAGE
- TIMBER GARDEN OUTBUILDING
- PARKING
- UNFURNISHED
- WELL KEPT MATURE GARDEN
- TWO RECEPTION ROOMS
- WITHIN 5 MILES OF DORKING TOWN CENTRE



## Description

ENTRANCE HALL:  
with stairs to first floor.

SITTING ROOM:  
views to the front overlooking the green, open fireplace.

KITCHEN:  
a range of fitted base and wall hung units, Rangemaster cooker with gas hob and electric oven, extractor hood, undercounter fridge and freezer, butler sink and wooden work tops.

LOBBY:  
through area leading to the bathroom and rear lounge/diner.

BATHROOM:  
ground floor bathroom with shower over the bath, w/c and wash hand basin.

LOUNGER/DINER:  
spacious dual aspect lounge diner overlooking the private rear garden and patio.

BEDROOM ONE:  
double bedroom with integrated storage cupboards, views to the front.

BEDROOM TWO:  
single bedroom overlooking the garden, built in storage cupboard.

BEDROOM THREE:  
converted loft room with eve storage and velux style window.

TIMBER GARDEN OUTBUILDING:  
good size garden outbuilding with power and lighting.

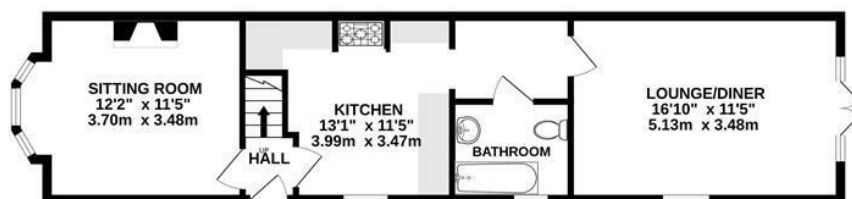
GARDEN:  
beautifully kept mature private rear garden with patio area and side access with gate.

PARKING TO THE FRONT

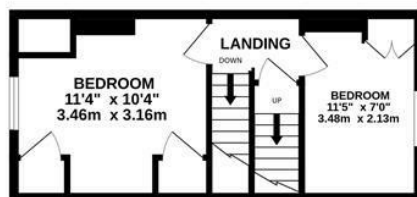
|                  |   |
|------------------|---|
| EPC              | D |
| Council Tax Band | D |



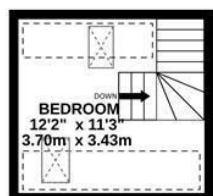
GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR  
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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.  
Made with Metropix ©2025

## 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, Lettings in a Box. 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.

171 High Street, Dorking, Surrey, RH4 1AD

**Tel:** 01306 877618 **Email:** dorkinglettings@patrickgardner.com

**<https://www.patrickgardner.com/>**

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.