

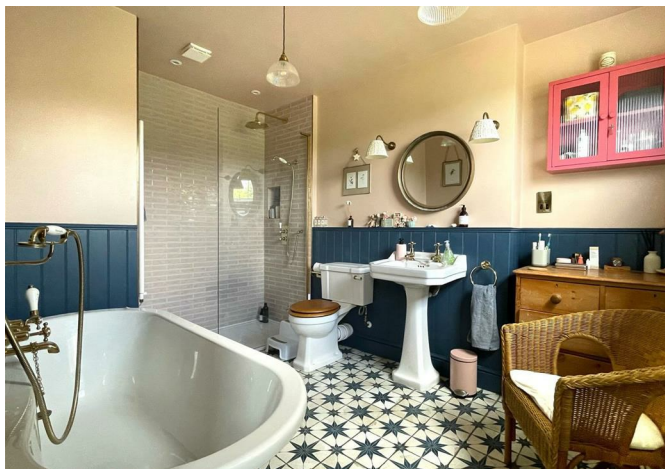


 **patrick  
gardner**  
LETTINGS

Roths Road, Dorking, RH4 1LB

£2,750 PCM





- AVAILABLE LATE AUGUST 2025
- BEAUTIFULLY DECORATED VICTORIAN THREE BEDROOM FAMILY HOME WITH ORIGINAL PERIOD FEATURES
- SOUGHT AFTER TOWN CENTRE LOCATION
- SPACIOUS FAMILY BATHROOM
- RESIDENTS PERMIT PARKING
- PART FURNISHED
- ACCOMMODATION OVER FOUR FLOORS
- OUTSTANDING VIEWS BACKING ON TO MEADOWBANK PARK
- OPEN PLAN KITCHEN DINER WITH BIFOLD DOORS TO REAR GARDEN
- MATURE LANDSCAPED GARDEN



# Description

## RAISED GROUND FLOOR

ENTRANCE HALL:  
with storage cupboard.

SITTING ROOM:  
decorative fireplace with integrated alcove bookshelf storage and bay window.

FAMILY BATHROOM:  
spacious luxury family bathroom, recently done to a high standard including heated towel rail, heated mirror, roll top bath, walk in shower, wash hand basin and w/c.

## LOWER GROUND FLOOR:

FAMILY ROOM:  
versatile space with window seat and door to front lower garden, currently used as a playroom but suitable as a dining room, further sitting room or snug, open plan to kitchen/diner.

OPEN PLAN KITCHEN DINER:  
spacious kitchen with new flooring, wrap around worktop and breakfast bar, integrated oven with gas hob and extractor fan and dishwasher. Open plan to the dining area with further storage, freestanding fridge freezer and washing machine, bifold doors open onto patio with stunning views of Meadowbank Park, pond and wildlife. Further views to Boxhill and Ranmore Hillside.

## FIRST FLOOR

MASTER BEDROOM:  
bright south facing large double bedroom with in built wardrobes and original feature fireplace.

BEDROOM TWO:  
small double bedroom with bespoke fitted wardrobes and views to Meadowbank Park. Currently used as a child's bedroom but perfect for a nursery or study.

## SECOND FLOOR

BEDROOM THREE WITH EN SUITE W/C:  
large double loft bedroom with new carpets and some eve storage, toilet and sink.

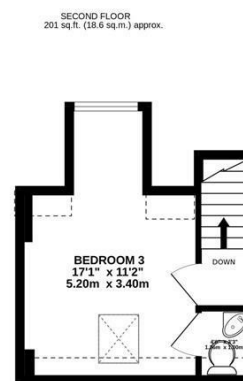
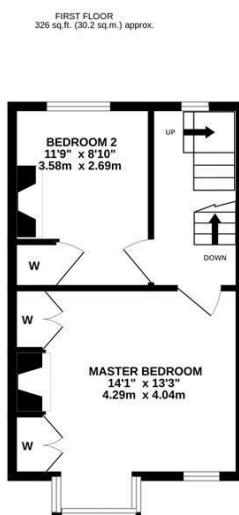
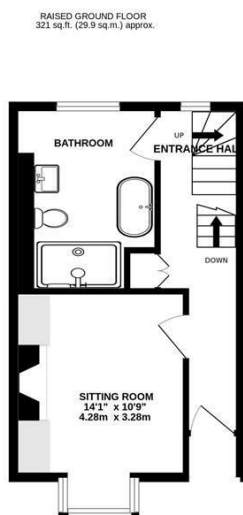
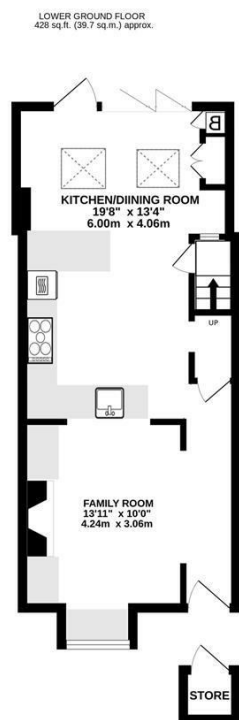
EPC

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Council Tax Band

E





TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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, 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.

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