



St. Johns Road, Leatherhead, KT22 8SE

£2,300 PCM



- AVAILABLE MID-AUGUST
- VICTORIAN VILLA
- SET OVER FOUR FLOORS
- GARDEN CABIN/HOME OFFICE
- CLOSE TO TOWN, SCHOOLS & STATION
- FURNISHED/UNFURNISHED
- FOUR BEDROOMS
- WELL KEPT REAR GARDEN
- SEPARATE UTILITY ROOM
- RESIDENTS PERMIT PARKING AT AN EXTRA COST

Description

Built in 1870, this delightful four bedroom Victorian Villa maintains many original features and offers just under 1900 sq.ft of family accommodation over four floors. Set within a short walk of the town centre, local schools, parks and mainline railway station, the property also benefits from residents permit parking.

A covered porch leads to an 'L' shaped reception hall with cloak/shower room and stairs down to a superb 27'4" basement/family room with bay window and store room. The front sitting room enjoys a bay window, open fireplace with a granite hearth, pewter inlay and solid wood surround.

The open plan kitchen incorporates granite work surfaces, integrated appliances and range of oak fronted cabinets and leads through to a vaulted dining room with Velux window, double doors to the garden and return door to good sized separate utility room.

Stairs from the hall lead to the first floor landing with a light and spacious 17'7" x 11'1" master bedroom, second double bedroom with fireplace and large family bathroom with roll top bath.

Stairs from the landing lead to a third double bedroom with recessed cupboards and single bedroom four, both with useful eaves storage spaces.

Outside, a pretty frontage with tiled path and garden and enclosed with wrought iron railings whilst the rear garden extends to approx. 50 ft and incorporates a patio, lawn with brick edging and smart garden cabin/home office.

* There is permit parking - £84 pa for 1st car, £104 pa for 2nd car and £134 for 3rd and subsequent permits.



Situation

Located on the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC	E
Council Tax Band	F

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.

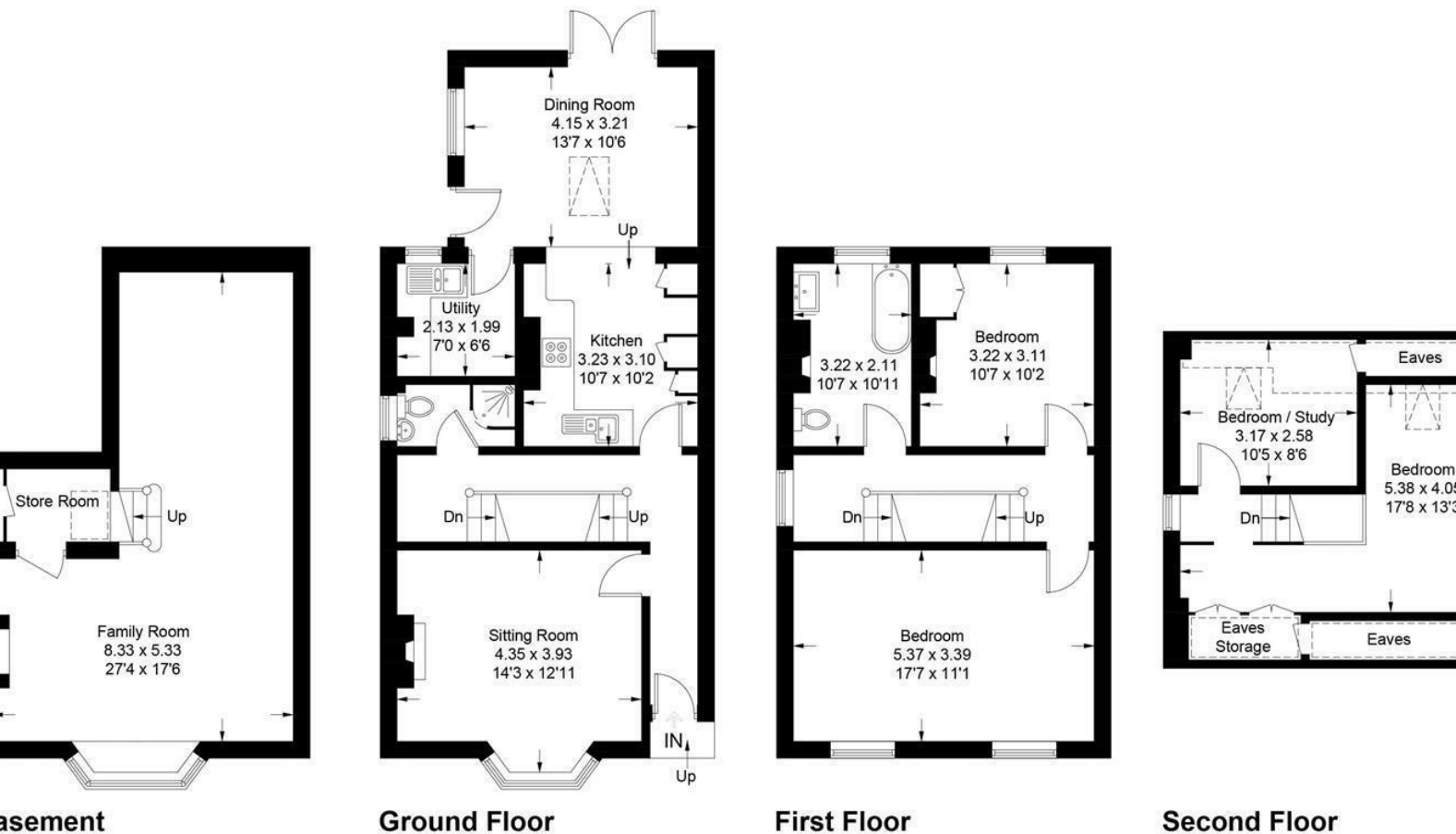
Inventory and schedule of condition

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.



Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft
Basement = 36.8 sq m / 396 sq ft
Total = 173.4 sq m / 1866 sq ft
(Including Eaves Storage)

 = 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. (ID627161)

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LETTINGS