



**patrick  
gardner**  
LETTINGS

Taleworth Park, Ashtead, KT21 2NH

£5,000 Per Calendar Month



- AVAILABLE 7TH MARCH
- FIVE BEDROOM DETACHED FAMILY HOME
- IMMACULATE KITCHEN
- BEAUTIFUL REAR GARDEN
- GARAGE
- UNFURNISHED
- TWO RECEPTION ROOMS
- LUXURY BATHROOMS
- DRIVEWAY PARKING
- LOCATED ON A SOUGHT AFTER PRIVATE ROAD

## Description

An immaculate, five bedroom family home situated in a highly sought-after private road in Ashtead, close to local schools and amenities. Finished to an excellent standard, this exquisite property boasts an abundant of charming and attractive features throughout.

Entering through the entrance porch, the property immediately opens up into a generous, tiled hallway with internal doors to various rooms on the ground floor.

The double aspect living room includes an attractive marble fireplace and sliding patio doors leading onto the outside terrace, overlooking the well maintained, lawned rear garden.

The kitchen has been built to an exceptional standard, with a range of integrated appliances, composite granite style worktops and an elegant central island. Opening into the bright dining area to the rear of the room with space for an eight seater table and chairs, whilst overlooking the rear terrace and garden via bi-fold doors. Off the kitchen there is a well-designed utility room with separate washing machine and dryer, American style double fridge-freezer and access via side door to the garage.

Further rooms on the ground floor include a spacious study with cleverly built in wall storage and a further living area/cosy snug overlooking the garden.

Upstairs you are greeted with a bright and airy landing with a total of five bedrooms and two bathrooms (including one en-suite). The primary bedroom includes two sets of fitted wardrobes, contemporary en-suite with rainfall shower and eaves storage.

Bedroom two, over looking the front of the property is a well sized double bedroom inclusive of fitted wardrobes

Bedroom three, overlooking the rear of the property is a well sized double bedroom inclusive of fitted wardrobes.

The two remaining bedrooms, one a well sized double and the other a spacious single, both also offer fitted wardrobes.

The first floor further offers a beautiful family bathroom, including a separate rainfall shower and bath and loft access.

Outside there is ample parking on the driveway, separate garage and the well-kept and immaculate, south east facing rear garden.

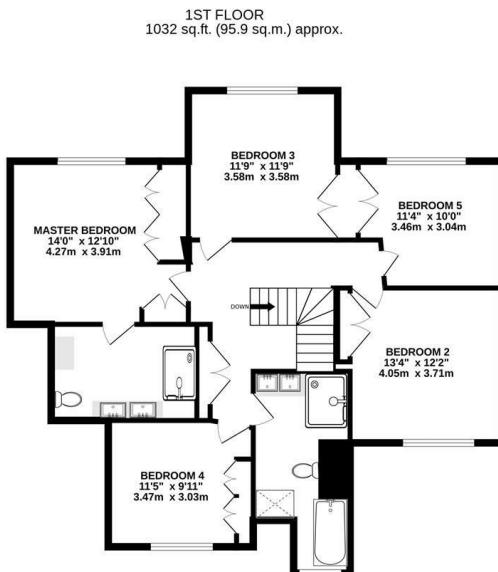
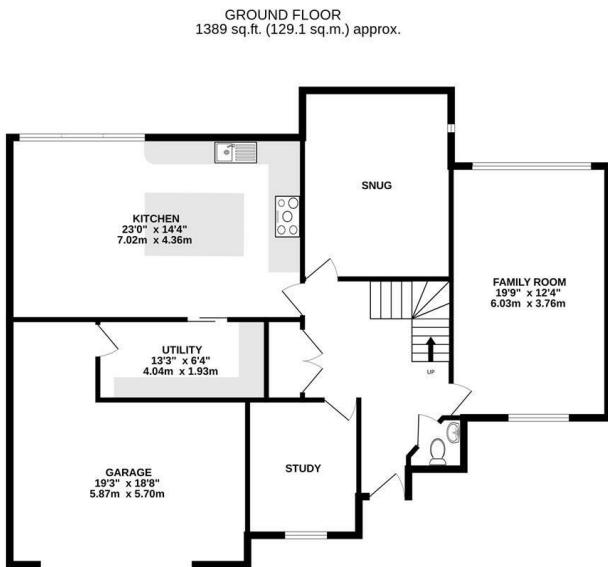
**EPC**

**Council Tax Band**

**TBC**

**G**





TOTAL FLOOR AREA : 2421 sq.ft. (225.0 sq.m.) approx.  
Whilst every care has been taken to ensure the accuracy of these floor plans, no measurements of doors, windows, rooms and any other items are guaranteed 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 firms employment has the authority to make or give any representation or warranty in respect of the property.