



The Street, Effingham, KT24 5LQ

Available Now

£2,995 PCM



- AVAILABLE NOW
- RECENTLY BUILT SEMI DETACHED EXECUTIVE HOME
- PANTRY STORE/UTILITY
- PRINCIPAL BEDROOM WITH EN SUITE
- OFF ROAD PARKING FOR 3 CARS
- UNFURNISHED
- OPEN PLAN BESPOKE KITCHEN/DINING ROOM
- LIVING ROOM
- TWO FURTHER DOUBLE BEDROOMS
- VILLAGE LOCATION

Description

Front door leading to entrance hall with handy cloakroom.

KITCHEN/DINER:

A superb open plan bespoke kitchen with island workstation, plenty of storage cupboards and a good range of luxury appliances. Ample space for dining table and bi-fold doors open onto the patio and garden. There is a useful pantry store and separate utility room for your laundry needs.

Stairs leading to the first floor

PRINCIPAL BEDROOM:

Light and airy with views to the rear garden with luxury en suite shower and dressing area.

BEDROOM 2:

Light and airy double room with window to front aspect.

BEDROOM 3:

Double room with views to the front of the property.

To the front of the property there is parking for three cars and gated side access leading to a rear garden. The rear garden is South West facing and has a patio area and is mainly laid to lawn.

Situated in the centre of Effingham village, which offers a bakers, a butchers, a

hardware store a small supermarket, a hairdressers and a coffee shop. Within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

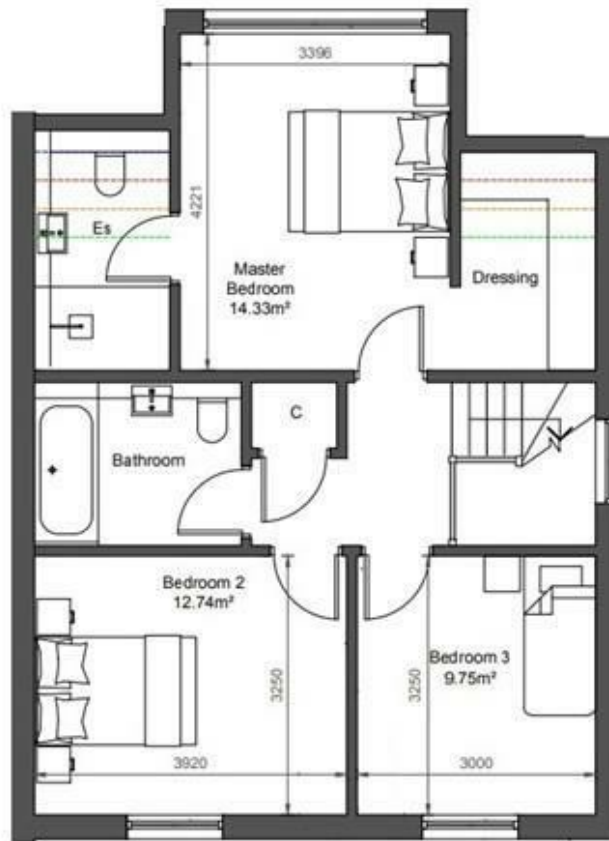
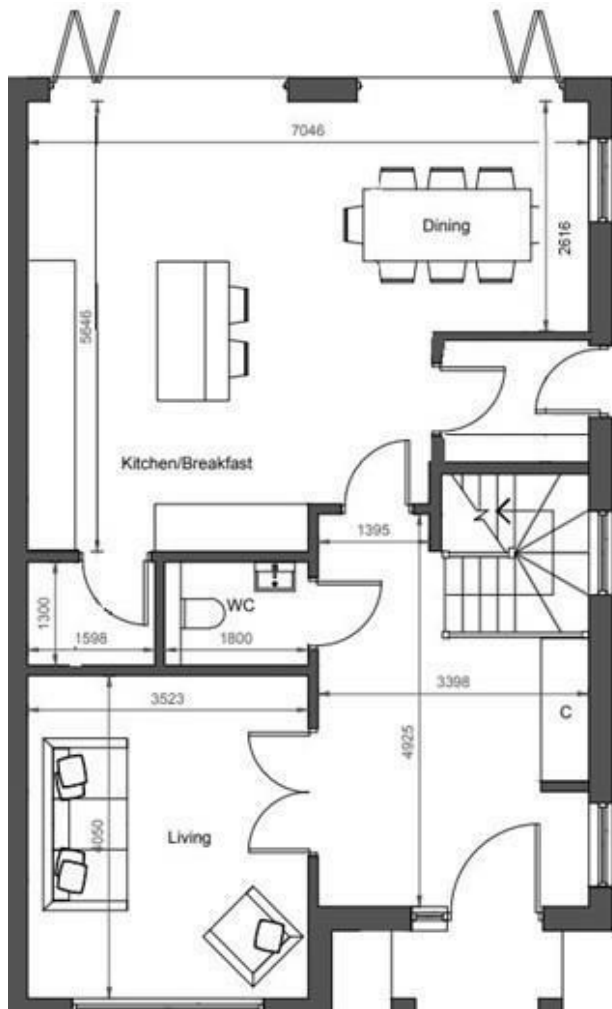
EPC

B

Council Tax Band

F





Approximate Gross Internal Area
139.30 sq m / 1499 sq ft

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.

43 High Street, Bookham, Surrey, KT23 4AD

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

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**patrick
gardner**
LETTINGS