



Clinton Road, Leatherhead, KT22 8NU

Available Mid/End February

£2,100 PCM





- AVAILABLE MID/END FEBRUARY
- TWO BEDROOM CHARACTER COTTAGE
- OPEN PLAN KITCHEN/DINING ROOM
- WOOD BURNING STOVE
- ON STREET PARKING & GARAGE
- FURNISHED
- NEW KITCHEN WITH NEW APPLIANCES
- DOUBLE ASPECT LOUNGE
- LANDSCAPED REAR GARDEN
- SHORT WALK TO LEATHERHEAD TOWN CENTRE AND STATION

# Description

A beautifully appointed, two bedroom semi detached house, located within walking distance of Leatherhead town centre and main line station. Arranged over two floors, the property comprises a new kitchen with open plan dining space, generous living room with period features, two double bedrooms and family. Generous garden with patio and sun terrace. Garage.

ENTRANCE HALL:  
Amtico flooring with door leading to

LIVING ROOM:  
Double aspect living room, with large sash window and door to garden. Feature period fireplace and door leading to the rear garden. Furnishing include a three seater leather sofa, a leather armchair, glass coffee table and a Neptune workspace dresser.

KITCHEN/OPEN PLAN DINING ROOM:  
New kitchen with wood flooring and underfloor heating. New appliances include integrated Bosch oven and gas hob, Siemens dishwasher and Bosch washing machine. French doors leading to garden. The dining area has wooden flooring, window to the side of the property. Brick fireplace with wood burning stove Table and four chairs, full size fridge/freezer.

DOWNSTAIRS CLOAKROOM:  
Part tiled with wc, wash hand basin and obscure glazed window.

STAIRS RISING TO FIRST FLOOR:

BEDROOM ONE:  
Double bedroom with two period feature sash windows to the front of the property. Fully fitted wardrobes and dressing table. Furnishings include double bed, mattress, two bed side cabinets and ottoman.

BEDROOM TWO:  
Good size double bedroom or study with window over looking rear garden. Furnishings include two tall boy drawers, mirror and shelves.

BATHROOM:  
Generously proportioned bathroom with pedestal wash hand basin, wc, roll top bath, double shower enclosure, heated towel rail and free standing vanity unit. Sash window to the rear.

OUTSIDE:  
The garden is laid to lawn with a vegetable patch to the rear, sun terrace and log store. Access to garage for storage. \*\* The garage cannot be used for vehicular use and is available for storage at tenants' own risk. There is a storage unit to the right of the garage that will be retained by the Landlords. Garden furniture included. Off street parking, offered on a first come first serve basis.

## Situation

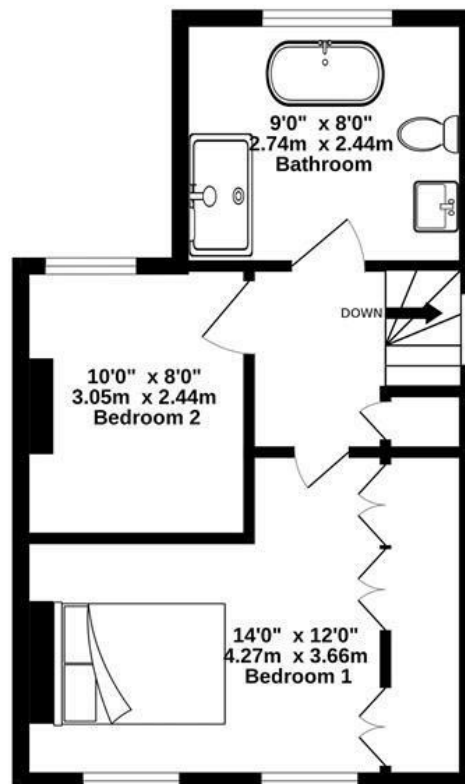
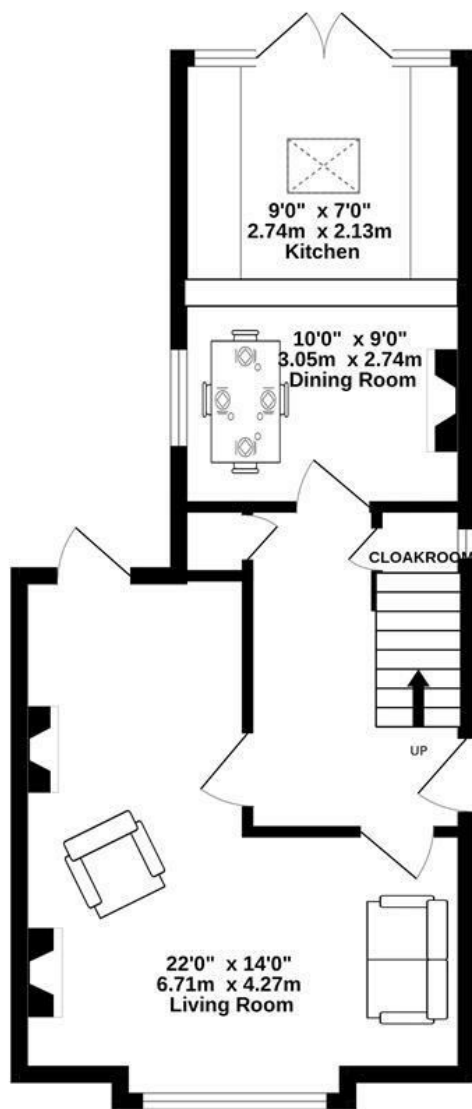
Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops.

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 is just a short drive.

EPC D  
Council Tax Band E







## 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

43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452208 Email: [bookhamlettings@patrickgardner.com](mailto:bookhamlettings@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.

**patrick  
gardner**  
LETTINGS