Kennel Lane, Fetcham, KT22 9PG

Available Now

£4,500 PCM

- AVAILABLE NOW
- SIX BEDROOM LUXURY NEW HOME
- SNUG
- SIX DOUBLE BEDROOMS
- DRIVEWAY PARKING
- UNFURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- TWO ENSUITE BATHROOMS
- GARAGE AND EV CHARGER
- AIR SOURCE HEAT PUMP

Description

This brand new luxury, contemporary detached house, is situated in a small development, within easy reach of Fetcham and Bookham villages. Finished to an excellent specification, with high end quality fittings, and offering a split level design over three floors.

HALLWAY
Light and airy main entrance hallway with door leading to.

KITCHEN/LIVING SPACE
This impressive living space has high ceilings and expansive bi - folding doors that span the entire rear of the property. The kitchen area offers Siemens integrated appliances, breakfast bar and quartz countertops. The living area has ample space for a large dining table and sofas.
There is a utility room off the kitchen, fitted with washing machine and dryer.

SNUG/STUDY
With a window to the front of the property offering either a home office or separate snug.

DOWNSTAIRS TOILET/STORAGE

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE
Double bedroom with fitted wardrobes and Juliette balcony overlooking the rear garden. Door leading to
ENSUITE
Fully fitted with bath and seperate shower, wc and wash hand basin.

BEDROOM TWO
Double bedroom with Juliet balcony overlooking the rear garden.
ENSUITE
Comprising shower, wc and wash hand basin.

BEDROOM THREE
Double bedroom with window to the front of the property, with fitted wardrobes.

BEDROOM FOUR
Double bedroom with window to the front of the property, with fitted wardrobes.

FAMILY BATHROOM
Fully fitted with freestanding bath, separate shower cubicle, toilet and sink.

STAIRS RISING TO SECOND FLOOR

BEDROOM FIVE
Double bedroom with velux windows. Wardrobe and eaves storage cupboard.

BEDROOM SIX
Double bedroom with velux windows. Wardrobe and eaves storage cupboard.

BATHROOM
Luxury shower room with velux windows. Wc and wash hand basin inset in vanity unit.

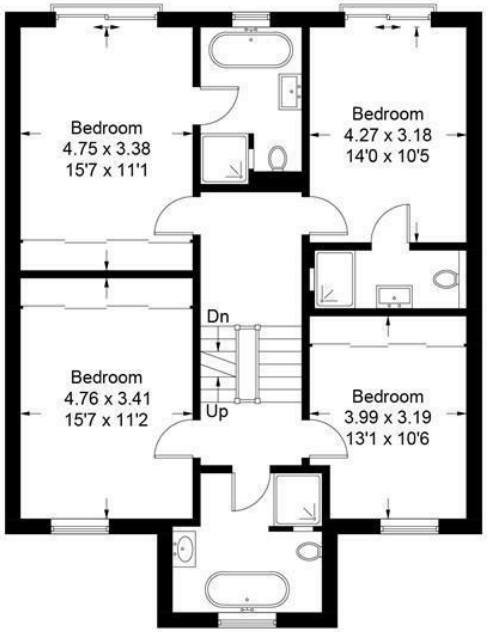
OUTSIDE
Outside there is ample parking, separate garage with an EV charging point and pretty landscaped garden. The property benefits from an Air Source heat pump (no gas).
Photos and floorplan are for illustration purposes only and are based on the show home.

EPC	B
Council Tax Band	G

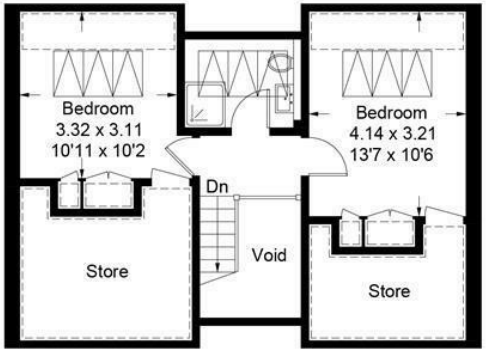
Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft
Garage = 18.2 sq m / 196 sq ft
Total = 249.5 sq m / 2686 sq ft
(Excluding Void)

= Reduced headroom below 1.5m / 5'0

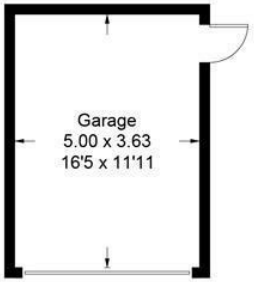
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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. (ID989957)

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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.

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