



Glebe Lane, Abinger Common, Dorking, Surrey, RH5 6JQ

To Let Unfurnished £3,200pcm



- Entrance Hall
- Cloakroom
- Study/Playroom
- Living Room
- Conservatory
- 'L' Shaped Kitchen/Diner
- Utility Room
- Council Tax Band G
- Main Bedroom with En Suite
- Guest Bedroom with En Suite
- Two Further Bedrooms
- Family Bathroom
- Front & Rear Garden
- Double Garage
- Driveway Parking



For more information and to arrange a viewing please contact us on 01306 876902 or dorking_lettings@whiteandsons.co.uk



A well presented four bedroom detached family home situated in the beautiful village of Abinger Hammer. The property offers spacious accommodation comprising entrance hall, cloakroom, 'L' shaped 31 ft., modern fitted kitchen/dining room with granite worksurfaces and living room. There is also a study/play room, conservatory and utility room. To the first floor there is a spacious landing with a balcony overlooking the front of the property, main bedroom with en suite, dressing room and balcony, guest bedroom with en suite and two further bedrooms and family bathroom. A particular feature of the property is the rear garden which has well established flower and shrub beds, patio area and is predominantly laid to lawn. To the front, there is extensive off street parking and the benefit of a double garage. An internal viewing is highly recommended to appreciate this spacious family home. Available immediately.

Abinger Common is a highly sought-after village set amongst the Surrey Hills (an Area of Outstanding Natural Beauty) amidst miles of National Trust land, the Forestry Commission and privately owned local estates. Abinger Common offers village facilities including a primary school, parish church and village pub (The Abinger Hatch). The nearby villages of Abinger Hammer and Westcott offer further day to day amenities, and the historic market town of Dorking and city of Guildford is approximately five miles distant with an extensive range of High Street shopping and leisure facilities and schools for all ages. Dorking stations offers a commuter service to both London Victoria and Waterloo, Guildford and Gatwick Airport. Abinger Common is surrounded by much open walking, cycling and riding countryside including the nearby beauty spot of Leith Hill.

USEFUL INFORMATION:

AVAILABLE: Immediately.

RENTAL: £3200.00 per calendar month, exclusive of water rates, payable monthly in advance by Bank Standing Order. Payment of the Council Tax and all services will be the responsibility of the tenant(s).

DEPOSIT: £3692.30 returnable at the end of the tenancy provided there are no dilapidations

REFERENCES: An independent referencing service is used to reference all prospective tenants.

HOLDING FEE: A holding fee of one week's rent is required to secure the property whilst references are being taken up and will be deducted from the first month's rent. Should the tenancy not proceed prior to occupation the preliminary fee is non-returnable if the applicant provides false or misleading information, withdraws from the proposed agreement or fails a Right to Rent check. The deadline for agreement for both parties (landlord/tenant) is usually 15 days after a holding fee has been received (unless otherwise in writing)

PAYMENT AT START OF TENANCY: Clear funds must be received into White& Sons bank account on or before the first day of the tenancy. This payment can be made by bankers draft, electronic transfer or debit card. (WE DO NOT ACCEPT CASH UNDER ANY CIRCUMSTANCES)

N.B APPLIANCES SEEN AT THE PROPERTY MAY NOT BE INCLUDED IN THE RENTAL AGREEMENT AND WILL BE SUBJECT TO WRITTEN CONFIRMATION FROM THE AGENT.

LOCAL AUTHORITY: Mole Valley District Council

COUNCIL TAX BAND: G

ENERGY EFFICIENCY RATINGS Current: 54 (E) Potential 75 (C)

VIEWING: Strictly by appointment with **WHITE & SONS, rentals.**

N.B. SOME CHARGES MAY STILL APPLY THROUGHOUT YOUR TENANCY. PLEASE SEE OUR TENANCY INFORMATION BOOKLET FOR FULL TERMS & CONDITIONS



GROUND FLOOR
APPROX. FLOOR
AREA 1635 SQ.FT.
(151.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3043 SQ.FT. (282.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate 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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1ST FLOOR
APPROX. FLOOR
AREA 1407 SQ.FT.
(130.7 SQ.M.)

These particulars are for guidance only and we have not tested appliances or services. Interested applicants are advised to commission appropriate investigations before making an offer to purchase.