



**FINE & COUNTRY**  
Kingswood

*Farley Cottage*  
The Glade, Kingswood, Surrey KT20 6JE



## Property at a glance

- Detached Bungalow
- Three Bedrooms
- Two Modern Bathrooms
- Superb Condition
- Large Living Room
- Open-Plan Kitchen/Dining Room
- Utility Room
- Unfurnished
- Double Garage & Driveway
- Available Mid November

## Setting

This lovely bungalow is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, hairdressers, beauticians, several restaurants and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country Club, Surrey Downs, Walton Heath and the RAC in Epsom. Many walks are close at hand with acres of countryside and woodland on your doorstep. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

**£2,800 Per Month**

# Farley Cottage

Available to rent is this beautifully presented three bedroom detached bungalow situated in a private road in Kingswood.

The property is light and spacious throughout and comprises a large living room with patio doors to the side sun terrace, a fabulous open-plan modern kitchen/dining room, utility room, a large master bedroom with fitted wardrobes and a luxury en-suite bathroom with separate shower, bedroom two with fitted wardrobes to one wall, bedroom three and a modern family bathroom with separate shower.

There is a large front garden, detached double garage and off street parking for numerous cars. Available mid November.

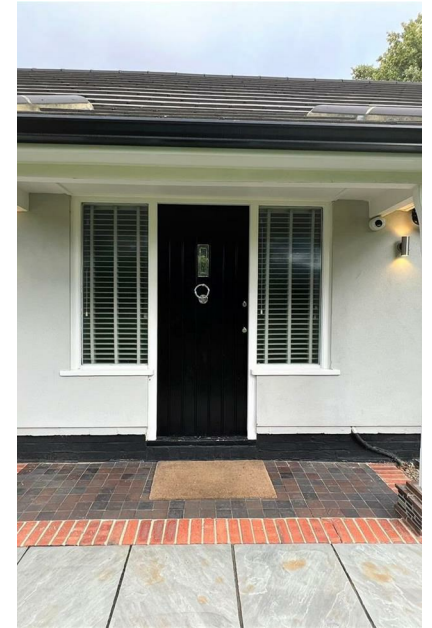
### TERMS:

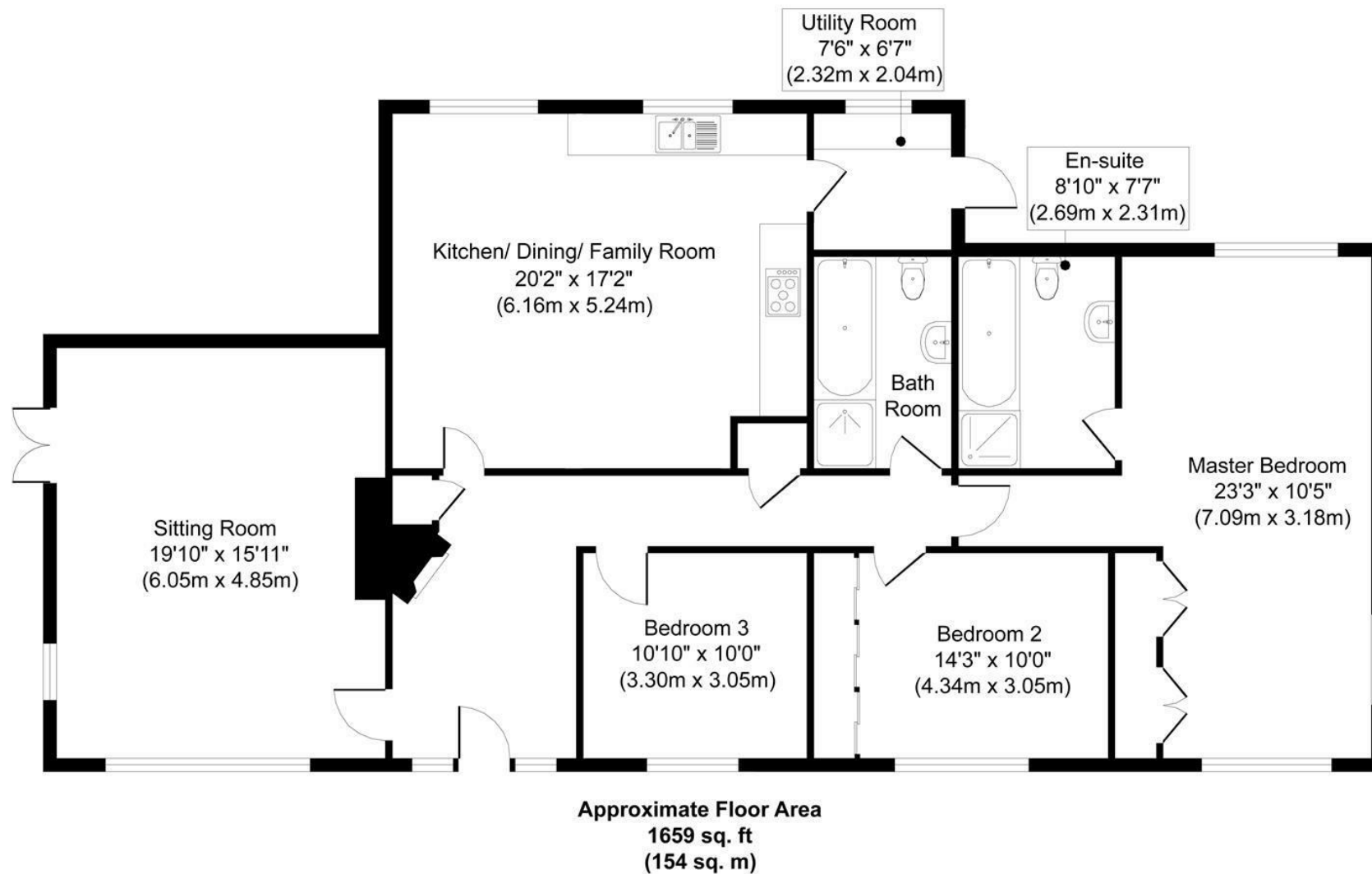
Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS Custodial Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Council Tax Band: G (Reigate & Banstead)

Deposit: £3230.76 (5 weeks)

Tenancy: 12 months






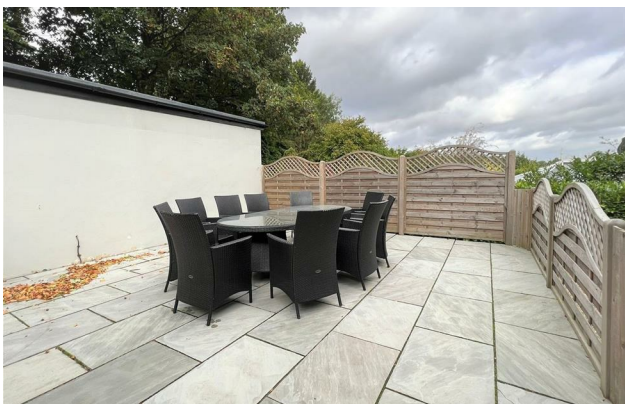
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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