
Diamond Farm Bungalow
RH & RW
CLUTTON

DIAMOND FARM
HOLLAND ROAD, HURST GREEN
SURREY RH8 9BQ

Hurst Green station 1 mile • Oxted 2 miles
M25 (J6) 5 miles • Gatwick Airport 16 miles
(all distances approximate)

TO LET - £2,250 PCM
(inclusive of gardening)

A 3/4 bedroom detached bungalow on the edge of Hurst Green

Reception room • Kitchen/breakfast room • Utility
3 Bedrooms • Dining room/Bedroom 4
2 Bathrooms • Attractive gardens • Terraced area
Garage with attached stores • Ample parking

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SITUATION
The property is situated in a convenient semi-rural position within Hurst Green, within walking distance of local shops and a mainline station providing a regular service to London (London Victoria, London Bridge, Blackfriars & St Pancreas International). Oxted lies approx 2 miles distant and has a greater range of shopping facilities and recreational amenities. Gatwick Airport and the M25 at Godstone (J6) are also within easy reach.

DESCRIPTION
Diamond Farm is a charming single-storey home offering spacious, well-balanced accommodation with a flexible layout ideally suited to modern family living.

At the heart of the property is a well-appointed kitchen/





breakfast room, fitted with a range of base and wall units and featuring a newly installed freestanding electric range cooker, fridge-freezer and space and plumbing for a dishwasher. A rear porch provides a practical utility area with space and services for a washing machine and tumble dryer.

The welcoming entrance hall benefits from built-in cloak and storage cupboards and leads through to the attractive dual-aspect sitting room, where a painted brick fireplace creates a focal point. A second reception room enjoys views over the front garden and offers excellent versatility as a formal dining room, study or family room.

The bedroom accommodation comprises two generous double bedrooms, both enjoying pleasant outlooks and served by a contemporary Jack and Jill bathroom, fitted with twin wash hand basins, a bath, separate shower cubicle and WC. A third bedroom overlooks the rear garden and is complemented by a separate shower room.

OUTSIDE

Diamond Farm is approached via a private driveway leading from Holland Road which provides ample parking and leads to a garage with attached brick stores and a further storage building. There are attractive gardens to the front, side and rear of the property with flower and shrub borders and some mature hedging. To the rear of the property is a large terraced area which has a pleasant outlook overlooking the adjoining field.

VIEWING

Strictly by appointment with the managing agents
RH & RW Clutton - 01342 410122

TENANCY

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period 12 months with a view to continuing monthly thereafter by arrangement.

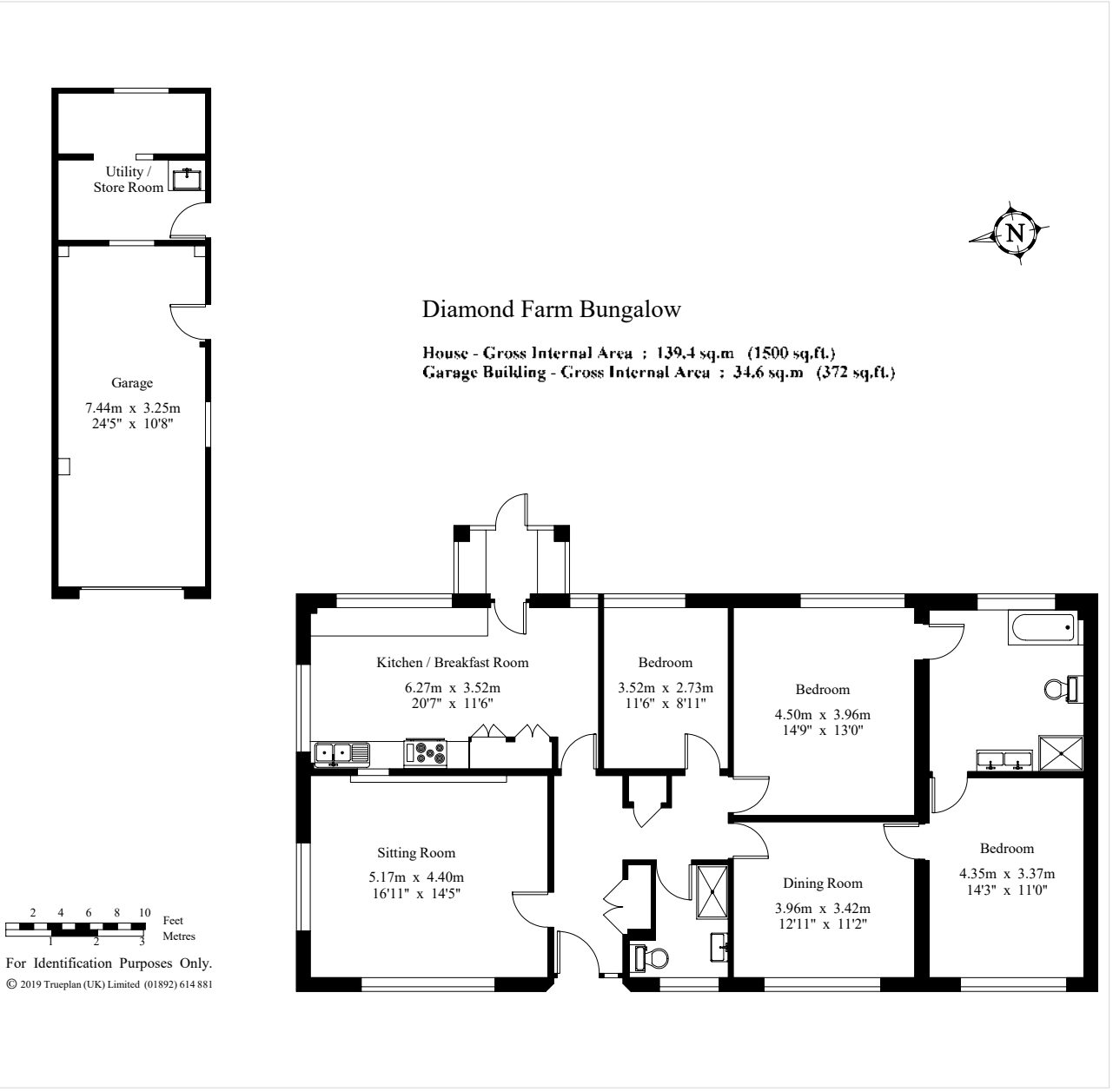
MAINTENANCE

The tenant will be responsible for maintaining the interior of the house. The landlord will be responsible for the exterior and structure of the house and the garden.









TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

EPC

The property has been given a EPC rating of D.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

SERVICES

Mains electricity and water. Drainage to a private system. Oil-fired central heating.

OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Tandridge District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

For a full scale of Tenant Fees, please visit www.rhrwclutton.com.

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars prepared November 2026. External photographs taken May 2023.

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