



Keswick Road, Great Bookham, KT23 4BH

Available 6th August

£3,895 PCM



- AVAILABLE 6TH AUGUST
- THREE/FOUR BEDROOM DETACHED HOME
- OPEN PLAN LIVING AREA
- LUXURY BATHROOMS
- DRIVEWAY PARKING AND GARAGE
- UNFURNISHED
- FULLY FITTED KITCHEN
- PRINCIPLE BEDROOM WITH ENSUITE
- GENEROUS GARDEN
- POPULAR LOCATION

## Description

ENTRANCE HALLWAY: Leading to

KITCHEN: Fully fitted kitchen with plenty of eye level and under worktop cupboards for storage. Appliances include Rangmaster cooker and induction hob with extractor over, Kenwood dishwasher, LG fridge/freezer with ice machine and Hoover dryer. Door leading to utility room.

UTILITY ROOM: Fitted with units, sink and Bosch washing machine. Door providing access to garden.

OPEN PLAN LIVING/DINING ROOM: Open plan living/dining area, making the room a versatile space. Lantern providing ample light and french doors opening to the rear garden and decking area.

PRINCIPLE BEDROOM: Double bedroom with fitted wardrobes and window to rear aspect overlooking the garden. Door to ENSUITE: Including shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window to the side of the property.

BEDROOM TWO: Light and bright double bedroom with hard wood flooring and bay window to the front. Second window to side aspect.

BEDROOM THREE: Light and airy with aspect to the front of the property.

STUDY/BEDROOM FOUR: With storage cupboards and window to the side of the property.

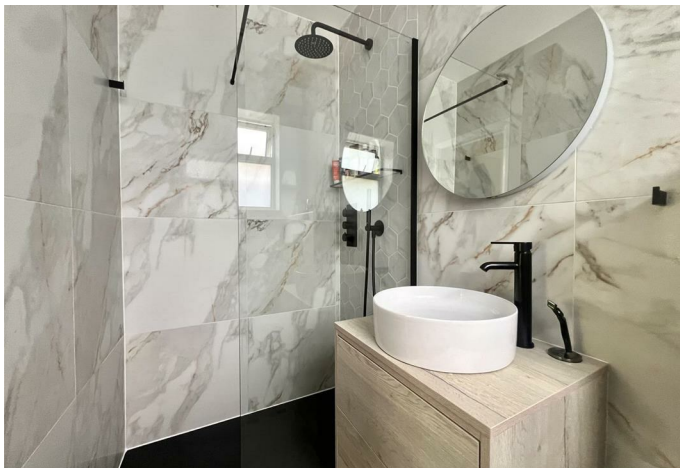
FAMILY BATHROOM: High quality free standing bath with handheld shower attachment, wc, and wash hand basin. Wall hung heated towel rail. Obscured glazed window to the front of the property.

OUTSIDE: The private rear garden is laid to lawn with a decking area, perfect for entertaining. At the front there is parking for four cars and access to the garage. Water included in the rent.

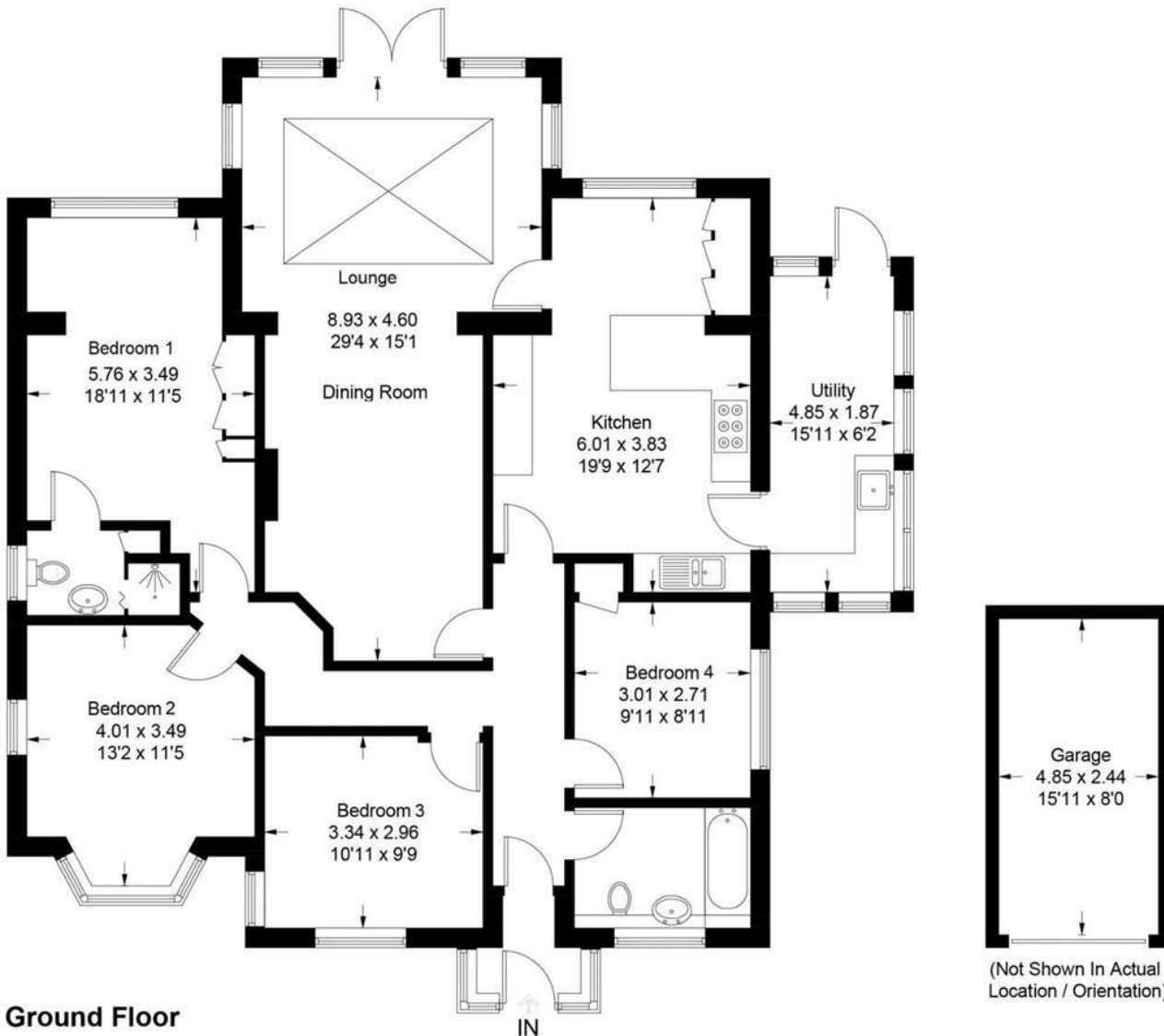
## Situation

Situated in one of Bookhams Premier Roads, within a very short walk from Bookham village. The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

EPC D  
Council Tax Band F



Garage = 11.9 sq m / 128 sq ft  
Total = 152.6 sq m / 1642 sq ft



## Ground Floor

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. (ID859434)

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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, Lettings in a Box. 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

