



 **patrick**
gardner
LETTINGS

West Down, Great Bookham, Surrey, KT23 4LJ

Available 30th April

£2,550PCM



- UNFURNISHED
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE & OFF STREET PARKING
- THREE BEDROOM DETACHED HOUSE
- UTILITY ROOM
- BATHROOM
- SOUTH FACING GARDEN WITH PATIO

Description

A well presented three bedroom detached family home with a lovely kitchen/breakfast room, utility room, two reception rooms, downstairs cloakroom, parking, integral garage and an easy to maintain sunny rear garden. The property is located in a popular residential area of the Surrey village of Great Bookham.

ENTRANCE:
Front door to entrance hall with large under stairs cupboard and cloakroom with white suite:

DINING ROOM:
Window to front aspect.

LIVING ROOM:
Light and airy with doors to rear garden.

KITCHEN:
Fully fitted with a range of wall and base units and electric oven, gas hob, dishwasher, fridge and freezer, leading to:

UTILITY ROOM:
Fully fitted with a washing machine and dryer.

Stairs leading to landing with airing cupboard.

PRINCIPLE BEDROOM:
Double bedroom with double fitted wardrobe and door leading to ensuite.
Window to front aspect.

ENSUITE SHOWER ROOM:
White suite comprising shower, wc and wash hand basin.

BEDROOM TWO:
Double bedroom with double fitted wardrobe and window overlooking the rear garden.

BEDROOM THREE:
Single bedroom with window to front aspect.

BATHROOM:
White suite with wash hand basin, wc, bath and shower over.

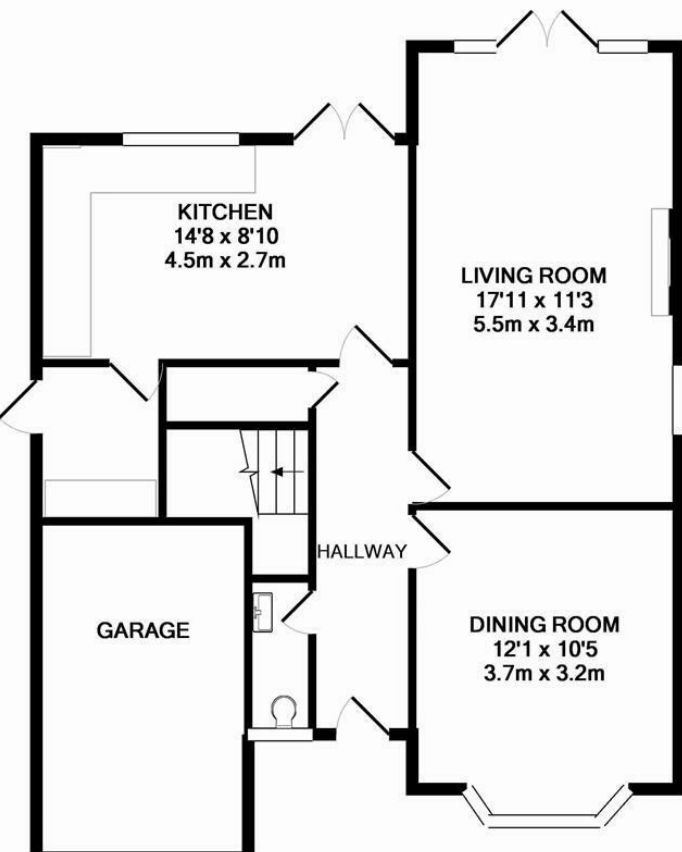
GARDEN:
South facing private garden with patio. Side access. Garage.

Situation

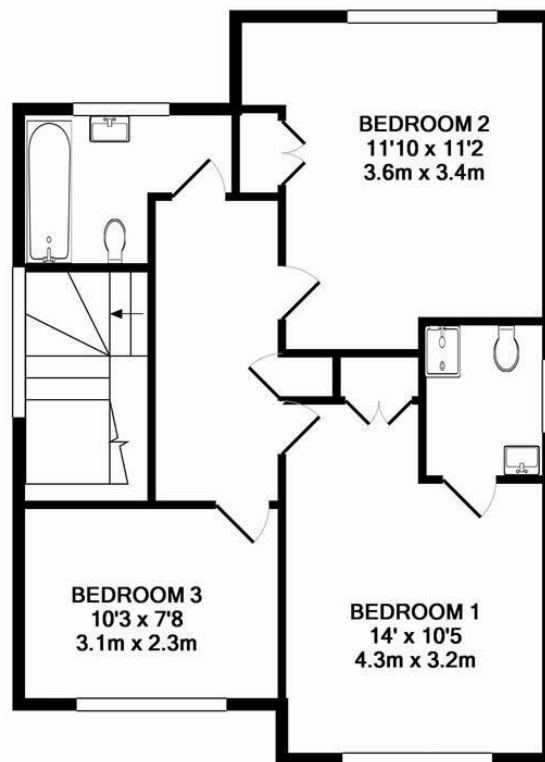
Situated in an ideal location close to Bookham Village, local schools and transport links to Guildford and London.

EPC C
Council Tax Band F





GROUND FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.4 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
Made with Metropix ©2016

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.

43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452208 Email: bookhamlettings@patrickgardner.com

<https://www.patrickgardner.com/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.