



Lower Road, Great Bookham, Surrey, KT23 4DE

Available Now

£2,450 PCM



- AVAILABLE NOW
- DETACHED THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- WITHIN CATCHMENT AREA OF HOWARD OF EFFINGHAM SCHOOL, MANOR HOUSE PREP & GLENESK NURSERY & PRE-PREP
- OFF STREET PARKING FOR 2/3 CARS
- UNFURNISHED
- GOOD SIZED KITCHEN WITH APPLIANCES
- MODERN BATHROOM AND SHOWER ROOM
- 0.9 MILES TO BOOKHAM STN & 2.7 MILES TO EFFINGHAM STN
- SINGLE GARAGE

Description

A beautifully presented detached three bedroom family home with a modern kitchen and super bathrooms.

PORCH

The entrance to the property comprises of a useful porch area for coats and shoes, with a door leading to the hallway and an understairs cupboard.

LOUNGE

This bright and spacious area has a wooden floor and double French doors leading to a dining room.

DINING ROOM

Light and airy with views to a pretty rear garden and door to secluded patio area.

KITCHEN

Partly re-furnished kitchen with beech under counter and eye level cupboards, light grey marble effect worktops and tiled flooring. Appliances include Neff combo oven and grill, Zanussi Electric hob, Bosch washing machine, Smeg under counter fridge, Neff under counter freezer and Neff slimline dishwasher. Door with side access to the garden.

SHOWER ROOM

Part tiled shower room with walk in shower cubicle, white basin with hung vanity unit, drawers and mirrored cupboard. WC. Two heated towel rails.

STAIRS RISING TO BEDROOM ONE

Double bedroom with neutral walls and carpet, fitted mirrored wardrobes, and



views to the rear garden.

BEDROOM TWO

Neutral walls and carpet, double bedroom with views to front of property.

BEDROOM THREE

Single with wooden flooring, views of rear garden.

FAMILY BATHROOM

Beautifully presented with beige wall tiles, white bath with overhead shower, basin and hung vanity unit with drawers, glass mirror and heated towel rail.

OUTSIDE

To the front of the property there is a driveway and parking for 2/3 cars. Part lawned area with shrubs. Double gates leading to the side of the property down to a single garage. The secluded pretty rear garden is partly paved and has a lawned area and shrubs.

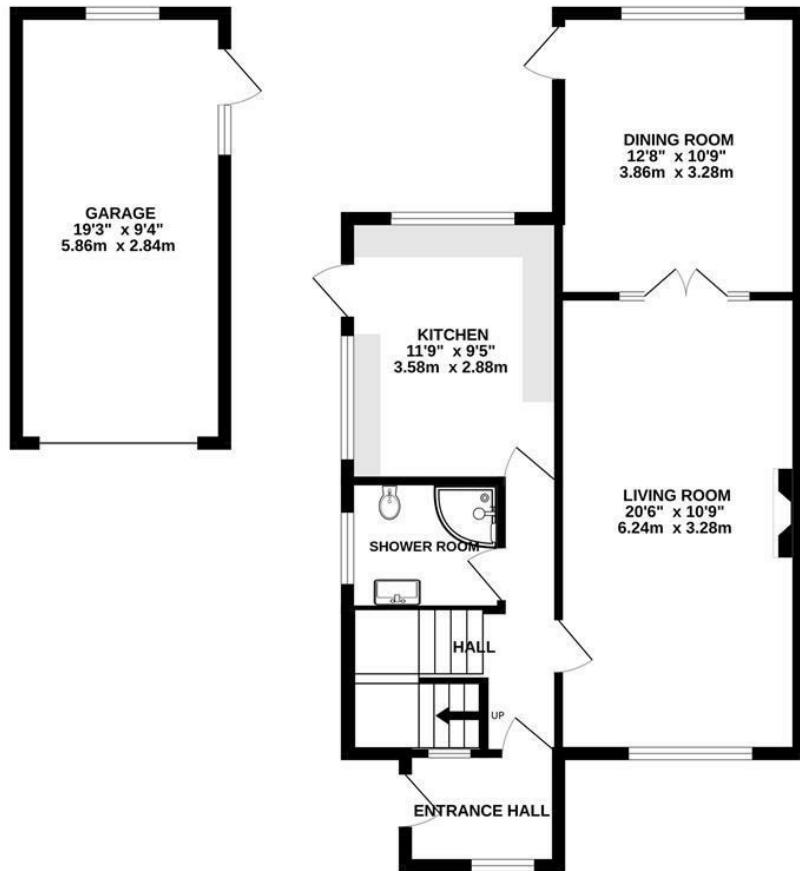
Situation

Situated within a short walk of Bookham Village, 0.9 miles to Bookham station and 2.7 miles to Effingham station with frequent services to London Waterloo. The property is within the catchment area of Howard of Effingham Senior School and is within easy reach of Manor House prep school and Glenesk nursery and pre-prep. This detached property has useful off-street parking for 2/3 cars and has a large secluded rear garden.

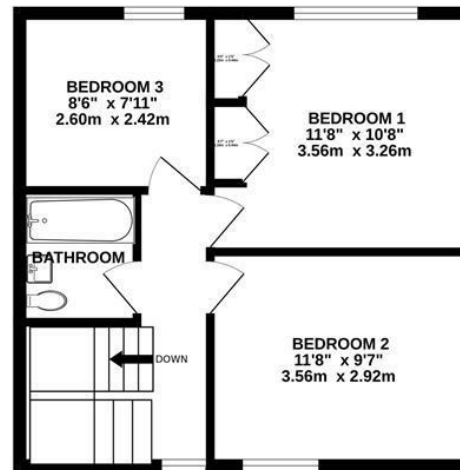
EPC E
Council Tax Band E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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.