



Guildford Road, Little Bookham, KT23 4HB

£1,695 PCM



- AVAILABLE NOW
- TWO BEDROOM GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- PARKING AFTER 5PM AND WEEKENDS
- UNFURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- LUXURY BATHROOM
- AMPLE BUILT IN STORAGE
- SUIT SINGLE PERSON OR PROFESSIONAL COUPLE

Description

A very spacious two bedroom ground floor maisonette with a private garden. The property has a modern open plan kitchen living area, two double bedrooms and a modern bathroom. Parking is offered 5.30pm-8am weekdays and weekends. Neutrally redecorated and new carpets.

HALLWAY:

Front door opening into hallway with hard flooring. Large double and single storage cupboard housing washing machine. With large picture window with space for a desk or chair. Door leading to

OPEN PLAN KITCHEN/LIVING AREA:

Fully fitted with a range of grey wall and base units with composite worktop and splashback. Appliances include a CDA induction hob and oven with extractor over, under counter separate fridge and freezer and bin store. Hard flooring meeting new carpet with bifolds opening out to the patio and large picture window to side aspect.

BEDROOM 1:

Large bedroom with space for a double bed, fitted wardrobes and bifolds opening onto the patio and garden. TV aerial socket.

BEDROOM 2:

Good size double bedroom, with window, skylight and fitted wardrobes.

BATHROOM:

White suite comprising bath with overhead shower, vanity unit and wash hand basin, wc, heated towel rail, part tiled walls and floor. Shaver socket and

extractor fan.

CUPBOARD:

Housing cylinder.

OUTSIDE:

To the rear of the property there is a private garden with a large patio area and lawn. Side gate providing side access. Outside there is parking and visitors parking, to be used only by the tenants between 5.30pm-8am weekdays and weekends.

Suit professional person or couple.

Situation

The property is situated between Bookham and Effingham Villages. The property benefits from being close to open areas, such as the National Trust Polesden Lacey and King George V playing fields.

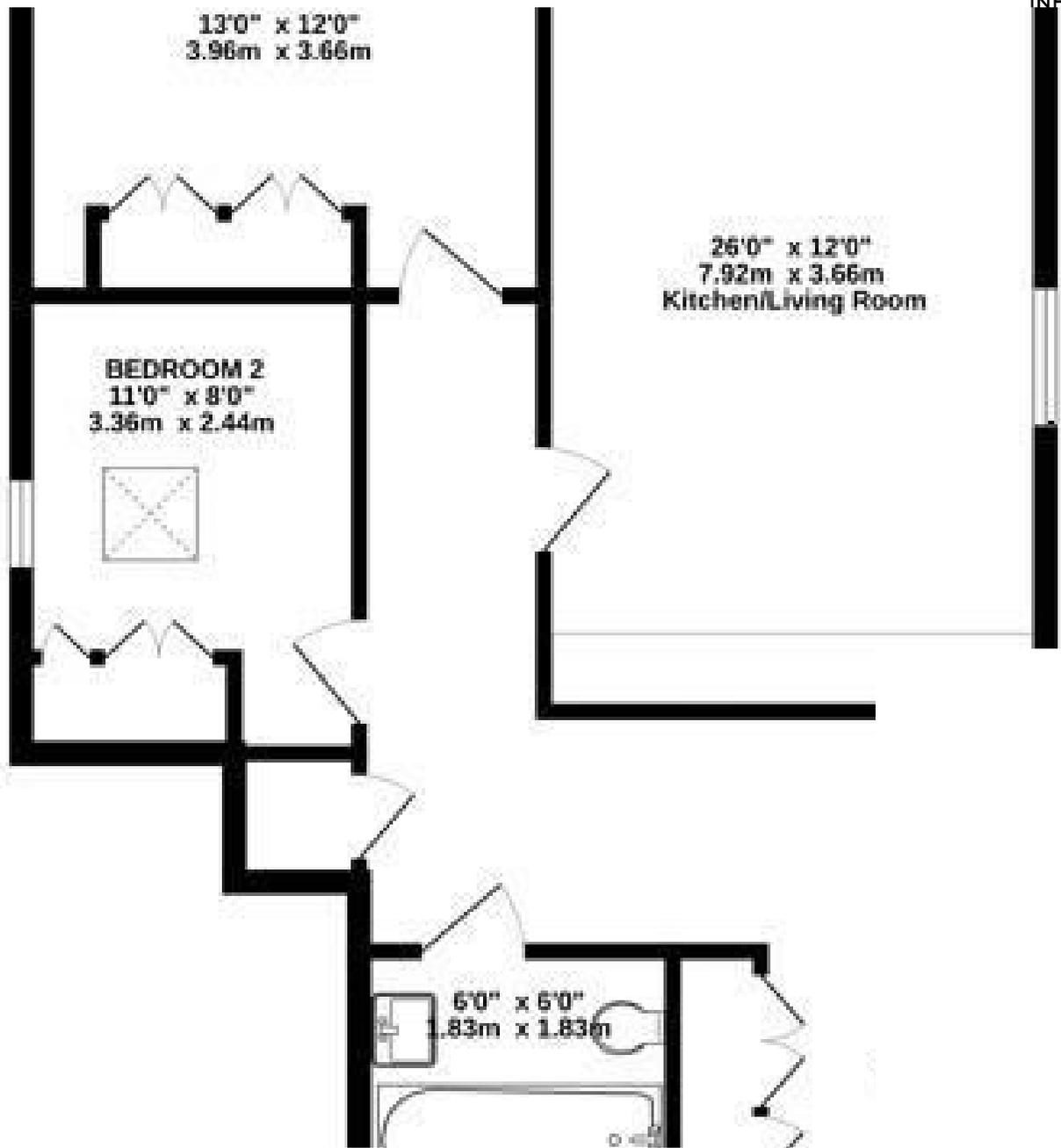
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Council Tax Band

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INFORMATION FOR TENANTS

3s' rental, payable by bank transfer as a holding deposit to
 Once we have received your holding deposit, current
 that the necessary paperwork should be completed by all
 or such longer period as might be agreed.

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onthly in advance by bankers' standing order set up to
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 ou into the property at the beginning of

43 High Street, Bookham, Surrey, KT23 4AD
 Tel: 01372 452208 Email: bookhamlettings@patrickgardner.com
<https://www.patrickgardner.com/>

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 fact, but must satisfy themselves by inspection or otherwise as to their
 accuracy. No person in this firms employment has the authority to make or give
 any representation or warranty in respect of the property.

