



**patrick  
gardner**  
LETTINGS

Merrylands Road, Great Bookham, Leatherhead, KT23 3HP Available Now

£2,950 PCM



- UNFURNISHED
- FOUR BEDROOM SCANDIA HUS
- DOUBLE ASPECT LOUNGE WITH OAK FLOORING
- PATIO AND GARDEN
- CLOSE TO BOOKHAM RAILWAY STATION

- AVAILABLE NOW
- OPEN PLAN KITCHEN/LIVING/FAMILY ROOM
- MASTER BEDROOM WITH EN SUITE
- UNDERFLOOR HEATING
- OFF STREET PARKING

## Description

A delightful four bedroom Scandi-Hus family home, built to a modern and stylish specification throughout and offering well-planned living accommodation for family life. The property benefits from a light and bright open plan kitchen/breakfast/family room, two further reception rooms, utility room, downstairs cloakroom, family bathroom and ensuite, and four good size bedrooms all with underfloor heating. A pretty rear garden and a short walk to Bookham Station completes the picture.

### FRONT DOOR:

A spacious hallway with tiled flooring and oak staircase. Double doors, part glazed to:

LOUNGE: To front aspect, with oak flooring and gas fire place.

STUDY: With window to side aspect.

UTILITY ROOM: Fully fitted with washing machine, tumble dryer and sink.

CLOAKROOM: Fully fitted white suite comprising wash hand basin and wc, obscure glazed window.

KITCHEN/BREAKFAST ROOM: Fully fitted with a range of fitted painted 'Shaker' style units and with tiled floor, fridge freezer, Neff gas hob and electric oven, Neff integrated dishwasher, bay window and double doors

to garden.

### STAIRS TO FIRST FLOOR

PRINCIPLE BEDROOM: Rear aspect, with built in mirror wardrobes. Leading to: White suite comprising wash hand basin, w.c and double shower enclosure.

BEDROOM TWO: Double room

BEDROOM THREE: Double room with built in cupboard

BEDROOM FOUR: Single room with built in cupboard

FAMILY BATHROOM: White suite with basin, w.c, heated towel rail and bath with shower over

OUTSIDE: The garden is mainly laid to lawn with gated side access.

## Situation

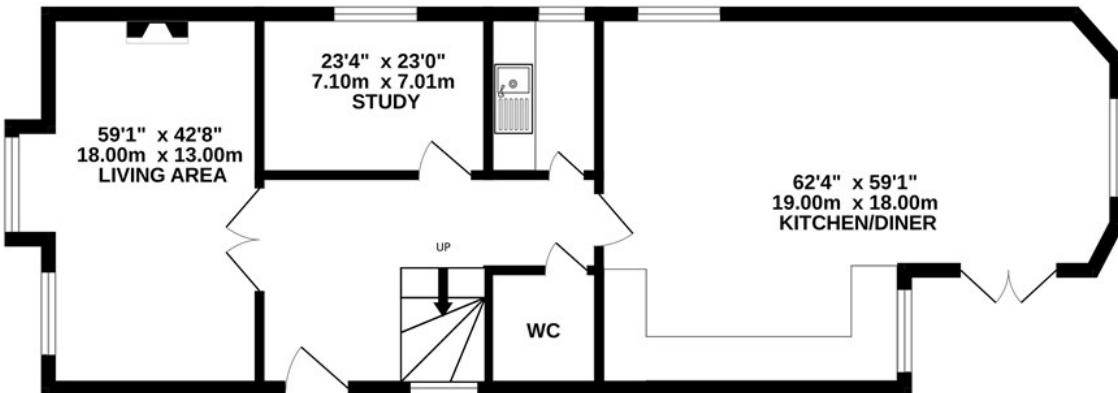
Situated in an ideal location close to local schools and transport links to Guildford and London.

EPC

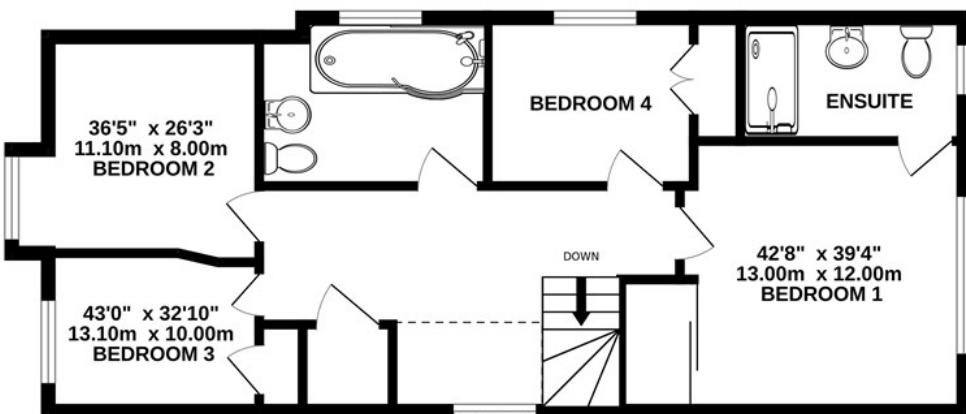
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Council Tax Band G





1ST FLOOR



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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**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.