



Oaks Lane, Great Bookham, Leatherhead, KT23 3FD

Available Mid February

£2,495 PCM



- AVAILABLE MID FEBRUARY
- MODERN THREE BEDROOM HOME
- SECOND RECEPTION ROOM
- PRIVATE REAR GARDEN
- CLOSE TO TRAIN STATION

- UNFURNISHED/FURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- ENSUITE TO PRINCIPLE BEDROOM
- TWO PARKING SPACES AND GARAGE
- SUIT PROFESSIONAL COUPLE

Description

A fabulous three bedroom, two bathroom semi detached house, built over three levels by Shanly Homes and conveniently situated within the gated Great Oaks development, close to Bookham Train Station.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM: Luxury shaker style painted kitchen with stone worktops and integrated appliances including induction hob and chimney hood, double oven, fridge/freezer, dishwasher and washer/dryer. Space for table and chairs, and living area with French doors opening onto patio and rear garden.

CLOAKROOM: Stylish white Sottini sanitary ware including wc, wash hand basin, heated towel rail and obscure glazed window.

GARAGE: Integral garage with up and over door.

STAIRS RISING TO THE FIRST FLOOR:

LIVING ROOM: Good sized living room with large window to rear aspect.

MASTER BEDROOM: Good sized double room with range of high gloss fitted wardrobes and window to front aspect.

ENSUITE 1: Stylish white Sottini sanitaryware including double shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window.

BEDROOM TWO: Good sized double room with range of high gloss fitted wardrobes and window to front aspect.

BEDROOM THREE: A good size single bedroom, home office or hobbies room. With

velux window.

BATHROOM: Stylish white Sottini sanitaryware including wc, wash hand basin, heated towel rail, bath with mains operated shower over and velux window.

OUTSIDE: Pretty landscaped rear garden laid to lawn with two patio areas and a gate providing side access. At the front there is parking for two cars and access to the garage.

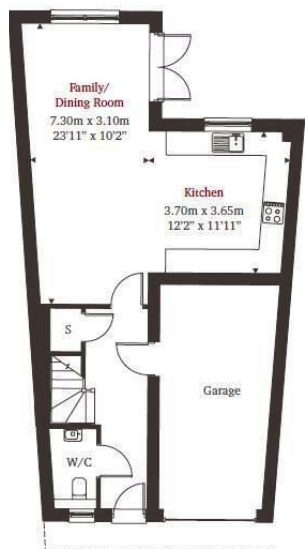
Situation

The local 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. Bookham train station is a short walk, providing services to London and Guildford.

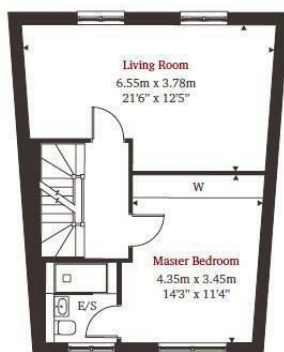
EPC B
Council Tax Band F



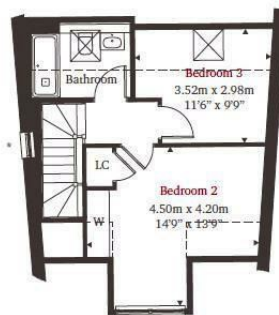
Ground Floor



First Floor



Second Floor



Points from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. S denotes velux window. — denotes reduced head height. * Window to top floor plus 24 only. Please contact sales consultant for more information.

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.