



1 Downs View Road, Great Bookham, KT23 4PP

Available
Now

£3,500 PCM



- AVAILABLE 21ST NOVEMBER
- SUPERB FAMILY HOUSE
- UTILITY ROOM
- FOUR GENEROUS DOUBLE BEDROOMS
- DOUBLE GARAGE
- UNFURNISHED
- KITCHEN WITH A RANGE OF APPLIANCES
- THREE RECEPTIONS ROOMS
- FAMILY BATHROOM AND ENSUITE
- STUNNING VILLAGE LOCATION WITH VIEWS

Description

FRONT DOOR: Porched area with front door leading to spacious hallway with cloaks cupboard and large understairs storage cupboard.

CLOAKROOM: White suite comprising wc, wash hand basin inset in vanity unit, obscure glazed window to front.

KITCHEN: Fully fitted with a range of white wall and base units with a laminate worktop over and tiled splashbacks. Integrated appliances including BEKO fridge freezer, AEG induction hob and extractor, BEKO dishwasher and eye level AEG double oven. Window to rear aspect, hard flooring. Door to utility room.

UTILITY ROOM: Fully fitted with a range of white wall and base units, sink, Zanussi washer/dryer, hard flooring, door to garden.

LOUNGE: A beautiful Southerly facing room with views over open countryside from picture bay window. Feature hearth and mantle. Double part glazed doors to hallway.

DINING ROOM: Bright and sunny with French door to garden.

STUDY: Good size with window to front aspect.

PRINCIPLE BEDROOM: Great size double room with range of fitted wardrobes, window to rear aspect with views over Windsor - on a clear day!

ENSUITE: Fully fitted with a white suite comprising twin wash hand basins inset in vanity unit, wc, bath with mains operated shower, glass shower screen, heated towel rail, obscure glazed window.

BEDROOM TWO: Large double aspect, double room with fitted wardrobes to front aspect.

BEDROOM THREE: Large double, window to rear aspect.

BEDROOM FOUR: Good size double, window to front aspect.

FAMILY BATHROOM: Modern white suite comprising wash hand basin inset in vanity unit, bath with mains operated shower over, glass shower screen, heated towel rail, obscure glazed window.

LINEN CUPBOARD

OUTSIDE: The rear walled garden is mainly laid to lawn with shrub borders and side gated access. At the front of the property there is access to a double garage and ample parking for two cars.

Situation

Situated in a cul-de-sac within easy reach of open countryside, ideally located for the village centre and local popular schools.

EPC C
Council Tax Band G



GROUND FLOOR

1ST FLOOR

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.

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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