



Candy Croft, Great Bookham, Leatherhead, KT23 4BZ

£1,750 PCM



- UNFURNISHED
- THREE BEDROOM DETACHED BUNGALOW
- NEUTRAL DECOR THROUGHOUT
- SECLUDED REAR GARDEN
- QUIET CUL DE SAC LOCATION
- AVAILABLE NOW
- DOUBLE ASPECT LIVING ROOM
- DRIVEWAY PARKING
- SINGLE GARAGE
- EASY REACH OF BOOKHAM VILLAGE

Description

A well proportioned three bedroom detached bungalow, situated in a quiet cul de sac within easy reach of Bookham Village. The property has been full redecorated throughout. It further benefits from an easy to maintain rear garden, garage and off street parking.

HALLWAY
Spacious hallway with parquet flooring.

KITCHEN
Range of white wall and base units with laminate worktop over, appliances included, door to side passageway.

LOUNGE/DINING ROOM
Generously proportioned with a sliding patio door to attractive rear garden.

CLOAKROOM
Separate WC, obscure glazed window.

BEDROOM ONE
Front aspect double room with a range of white fitted wardrobes.

BEDROOM TWO
Double room to rear aspect.

BEDROOM THREE
Double room to rear aspect - could double up as a dining room.

FAMILY BATHROOM
Bath with shower over, wash hand basin, electric towel rail, obscure glazed window.

OUTSIDE
At the front of the property it is mainly laid to lawn with shrub borders and a stunning blossom tree. There is parking for two cars leading to a single garage. Gated access leads from the driveway to the secluded rear garden which is mainly laid to lawn.

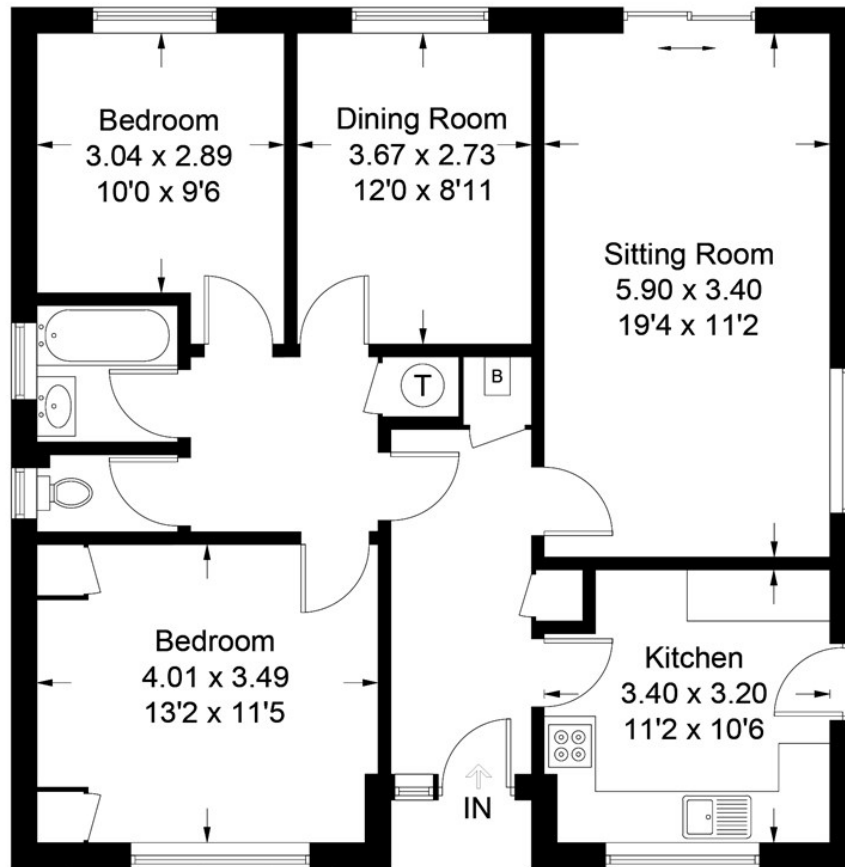
Situation

EPC
Council Tax Band

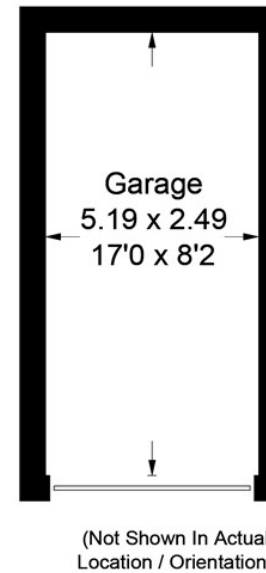
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Approximate Gross Internal Area = 87.1 sq m / 938 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 100 sq m / 1077 sq ft



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID427530)
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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.

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gardner**
LETTINGS