



KESWICK ROAD, GREAT BOOKHAM, SURREY KT23 4BH

AVAILABLE 13TH SEPTEMBER £2,850 PCM



- AVAILABLE 13TH SEPTEMBER
- THREE BEDROOM DETACHED HOME
- GOOD SIZED LOUNGE
- SEPERATE WC
- DRIVEWAY PARKING AND GARAGE
- UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- MODERN BATHROOM
- GENEROUS GARDEN
- POPULAR LOCATION

Description

This well presented three bedroom detached family home is situated in a sought after location, a short distance from the popular Bookham village amenities. Finished to a high standard, this home benefits from a modern kitchen and bathroom and a generous garden.

FRONT

Garage and driveway parking for several cars with lawned area.

HALLWAY

Oak flooring with stairs to first floor. Under stairs cupboard and downstairs toilet.

Glass door leading to:

OPEN PLAN KITCHEN/DINER

With oak flooring with grey floor tiles in kitchen area. Grey marble effect worktop and breakfast bar. Plenty of eye level and under worktop cupboards for storage. Appliances include Lamona gas hob with extractor fan, electric oven, dishwasher, fridge/freezer and washing machine.

Door leading to side access of garden and detached garage.

Dining area has patio doors leading to the rear garden.

LIVING ROOM

Glass doors lead to carpeted living room with bay window overlooking the front of the property.

MASTER BEDROOM

Bright and airy with views to front of the property, fitted wardrobes and carpeted.

BEDROOM TWO

Good size carpeted double with fitted wardrobes and views to the rear garden.

BEDROOM THREE

Light and airy, carpeted with window to front of the property.

WC

Wc with hand basin.

BATHROOM

White suite consisting of bath with overhead rain shower, wc, hand basin and under basin cupboard.

REAR

Part patio area and generous garden mainly laid to lawn.

EPC

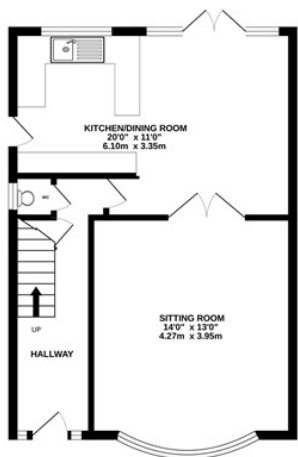
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Council Tax Band

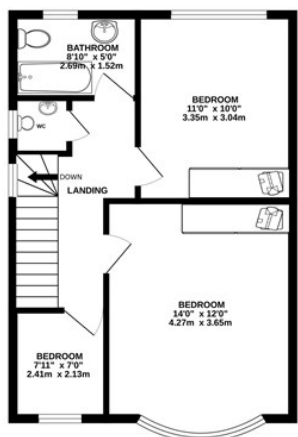
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GROUND FLOOR



1ST FLOOR



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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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, Lettings in a Box. 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.