The Street, Effingham, Surrey, KT24 5LQ

Available Now

£1,525 PCM

- AVAILABLE NOW
- NEWLY REFURBISHED
- FULLY FITTED KITCHEN
- NEW BATHROOM
- PARKING TO REAR
- UNFURNISHED
- GROUND FLOOR MAISONETTE
- DOUBLE BEDROOM
- GARDEN
- VILLAGE LOCATION

Description

A spacious, fully refurbished one bedroom ground floor garden maisonette with an allocated parking space to the rear.

HALLWAY
Light and bright hallway with storage unit and separate storage cupboard housing washing machine. Door opening to

KITCHEN
New kitchen with a range of wall and base high gloss dove grey units. Smeg gas duel fuel oven and Neff Extractor. Under counter Beko fridge. Breakfast bar seating. Sliding door into the hallway and window to front aspect.

LIVING ROOM
Hardwood flooring with french doors opening to the patio. Storage cupboard housing Vaillant boiler and Kenwood freezer.

BATHROOM
New luxury fully tiled bathroom with brushed bronze accessories. Wash hand basin inset in wall hung vanity unit, with touch light mirror above. Bath with rainwater and handheld shower. Wall hung bidet and wc. Heated towel rail. Window to the rear with shutters.

BEDROOM
Double bedroom with window to the front of the property.

GARDEN
Mainly laid to lawn with a shed, outside tap and plug socket. Side access to driveway. Please note, the garden will be laid to lawn prior to commencement of a new tenancy,

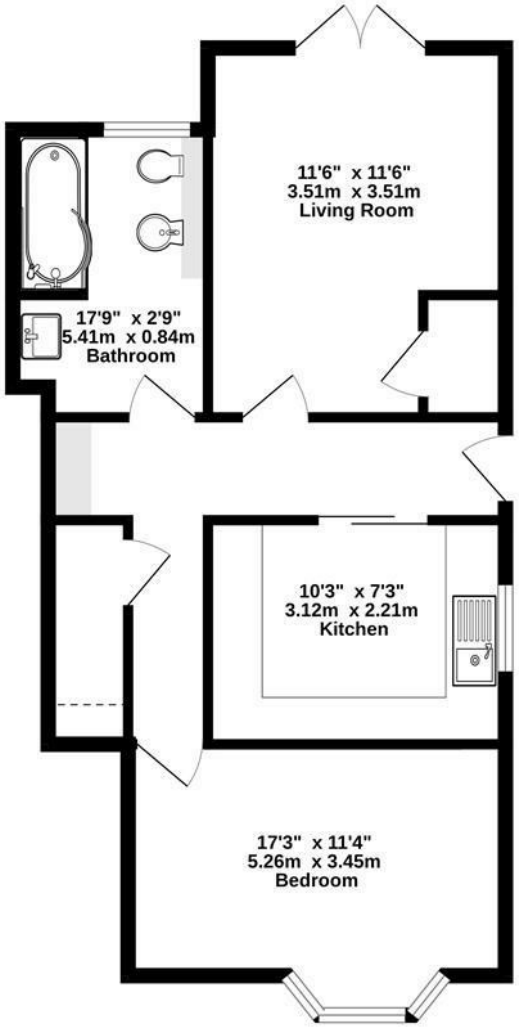
OUTSIDE
Driveway leading to one allocated parking space.

Situation

Situated within a stones throw of a small parade of independent shops such as the greengrocer, butcher, coffee shop and bakery.

EPC	C
Council Tax Band	C

GROUND 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.
Made with Metropix ©2026

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
https://www.patrickgardner.com/

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

patrick gardner LETTINGS