



Leaside, Great Bookham, Surrey, KT23 3LJ

Available 30<sup>th</sup> August

£2,995 pcm

Leaside, Great Bookham, Surrey, KT23 3LJ

- AVAILABLE 30TH AUGUST
- UNFURNISHED
- ACCESSED BY BOOKHAMS' PREMIER ROADS
- THREE BEDROOM DETACHED BUNGALOW
- FANTASTIC OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE ASPECT LOUNGE
- MASTER BEDROOM WITH ENSUITE
- SEPARATE STUDY OR FOURTH BEDROOM
- DOUBLE GARAGE
- LANDSCAPED GARDEN (GARDENER INCLUDED)



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### THE PROPERTY

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER CUL-DE-SAC. The property offers light and modern accommodation including a stunning open plan kitchen/dining area, a modern bathroom, neutral décor and a study. Outside there is a well tended, secluded garden (regular gardening service included) and a double garage. Great location for Bookham Village and walking distance to Bookham Common.

### KITCHEN/DINER

Stunning kitchen with a range of cream shaker style wall and base units with laminate worktop over, tiled splash backs and appliances to include integrated double oven, five ring gas hob with chimney extractor, dishwasher, washing machine, fridge and freezer. Window to rear aspect, door and double doors to rear garden and patio area. Dining area has ample space for table and chairs.

### LOUNGE

Spacious room with neutral décor and carpet. Bay window to the front and double doors leading to the sunroom.

### SUNROOM

Tiled floor and gas central heating. Doors leading to patio.

### STUDY

Neutral décor and carpet. Aspect to front.

### BEDROOM 1

Spacious room with neutral décor and carpet. Generous fitted wardrobes, front aspect.

### ENSUITE

Ensuite with a double shower enclosure, wc, basin, bidet and heated towel rail. Obscure glazed window to the side.

### BEDROOM 2

Double bedroom with neutral décor and carpet, rear aspect.

### BEDROOM 3

Double bedroom with neutral décor and carpet, front aspect.

### BATHROOM

Modern tiled bathroom with white suite with wash hand basin and vanity unit, bath with hand held shower, wc and heated towel rail.

### OUTSIDE

Beautiful, mature, secluded rear garden mainly laid to lawn with shrub borders affording a good level of privacy with access to double garage, shed and greenhouse. At the front there is a driveway, providing suitable parking for two cars and a lawn with shrub borders.

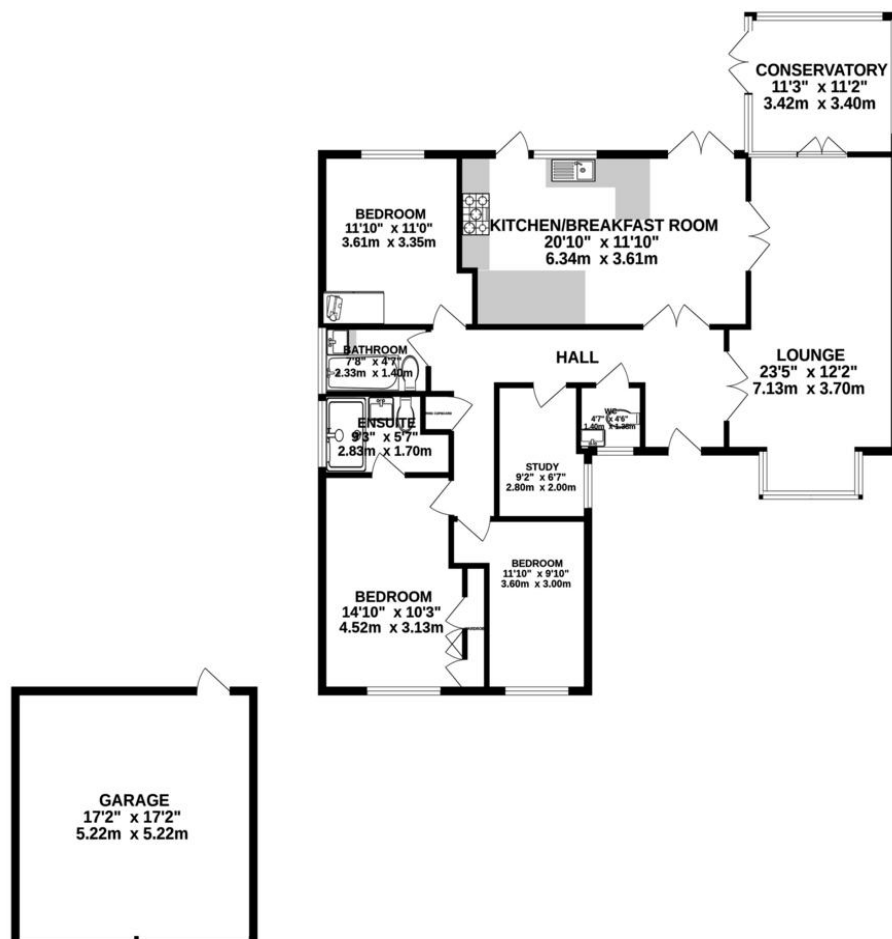
Regular gardening service included.

EPC: D

Council tax band: G



## 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.  
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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 Tenant Services. 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.