



Oaks Lane, Great Bookham, Surrey, KT23 3FD

Available 5<sup>th</sup> September

£2,450 pcm

Oaks Lane, Great Bookham, Surrey, KT23 3FD

- UNFURNISHED
- AVAILABLE 5TH SEPTEMBER - SIX MONTH LET ONLY
- THREE BEDROOM/TWO BATHROOM FAMILY HOME
- LUXURY KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- SUNNY LOUNGE WITH FRENCH DOORS
- LANDSCAPED GARDEN WITH SHED
- TWO PARKING SPACES
- GATED DEVELOPMENT



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### THE PROPERTY

A superb THREE bedroom, TWO bathroom home, built to a high specification within the GATED Shanly Great Oaks development of fine homes. This charming development enjoys a convenient location just moments from BOOKHAM STATION . PLEASE NOTE THIS IS A SIX MONTH LET ONLY

### KITCHEN/BREAKFAST ROOM

Fully fitted with a range of contemporary shaker-style units with composite stonework tops. Window to front aspect. Integrated appliances including Zanussi Fridge/freezer, Zanussi washer/dryer and Siemens induction hob with extractor over, electric oven.

### LOUNGE/DINING ROOM

Large open plan, sunny living space with hard wood flooring. French doors leading out to the patio. Window to the rear with venetian blinds. Shelved under stairs storage cupboard.

### CLOAKROOM

WC and hand basin, heated towel rail. Obscured glazed window to the front.

### PRINCIPAL BEDROOM

Good sized double bedroom with fitted high gloss wardrobes, window to rear aspect with venetian blinds. Door to ensuite

### EN SUITE

White suite comprising double shower enclosure, heated towel rail, wc, wash hand basin, vanity mirror, shaving socket, obscure glazed window to the rear and vanity unit.

### LUXURY BATHROOM

White suite comprising bath with shower over (rainwater and hand held shower heads), glass shower screen, heated towel rail, wc, wash hand basin with vanity unit, vanity mirror, shaving socket.

### SECOND BEDROOM

Double bedroom with fitted wardrobes. Window to the front aspect with venetian blinds.

### THIRD BEDROOM/STUDY

Ideal as a dressing room or study. Window to the front of the property. Storage cupboard.

### OUTSIDE

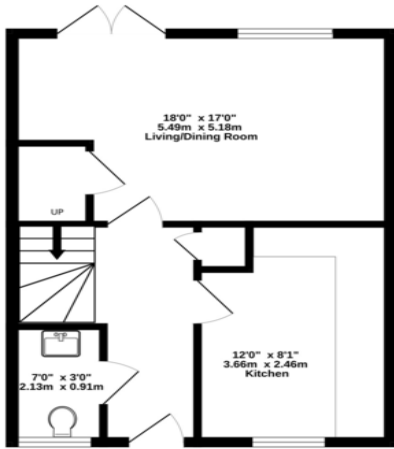
Outside there is a well presented, landscaped rear garden with patio area, lawn and storage shed.

DRIVEWAY PARKING FOR TWO CARS

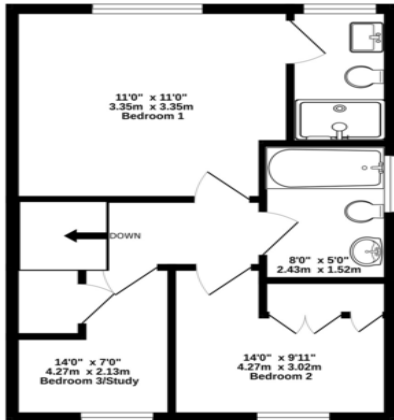
COUNCIL TAX: F



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, 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.