



**patrick
gardner**
LETTINGS

Merrylands Road, Great Bookham, Surrey, KT23 3HW

Available 3rd October

£2,850pcm

Merrylands Road, Great Bookham, Surrey, KT23 3HW

- UNFURNISHED
- AVAILABLE 3RD OCTOBER
- FOUR BEDROOM SCANDI-HUS
- OPEN PLAN KITCHEN/LIVING/FAMILY ROOM
- DOUBLE ASPECT LOUNGE WITH OAK FLOORING
- MASTER BEDROOM WITH EN SUITE
- PATIO AND GARDEN
- UNDERFLOOR HEATING
- CLOSE TO BOOKHAM RAILWAY STATION
- OFF STREET PARKING



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THE PROPERTY

A delightful four bedroom Scandi-Hus family home, built to a modern and stylish specification throughout and offering well-planned living accommodation for family life. The property benefits from a light and bright open plan kitchen/breakfast/family room, two further reception rooms, utility room, downstairs cloakroom, family bathroom and ensuite, and four good size bedrooms all with underfloor heating. A pretty rear garden and a short walk to Bookham Station completes the picture. Underfloor heating and wooden venetian blinds throughout.

A spacious hallway with tiled flooring and oak staircase. Double doors, part glazed to:

LOUNGE

To front aspect, with oak flooring and gas fire place.

STUDY

With window to side aspect.

UTILITY ROOM

Fully fitted with washing machine, tumble dryer and sink.

CLOAKROOM

Fully fitted white suite comprising wash hand basin and wc, obscure glazed window.

KITCHEN/BREAKFAST ROOM

Fully fitted with a range of fitted painted 'Shaker' style units and with tiled floor, fridge freezer, Neff gas hob and electric oven, Neff integrated dishwasher, bay window and double doors to garden.

PRINCIPLE BEDROOM

Rear aspect, with built in mirror wardrobes. Leading to:

ENSUITE

White suite comprising wash hand basin, w.c and double shower enclosure.

BEDROOM TWO

Double bedroom.

BEDROOM 3

Double room with built in cupboard.

BEDROOM FOUR

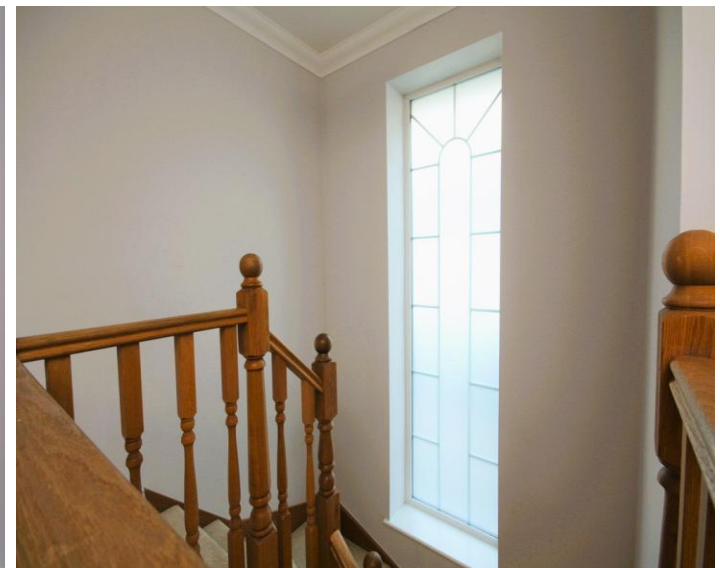
Single room with built in cupboard.

FAMILY BATHROOM

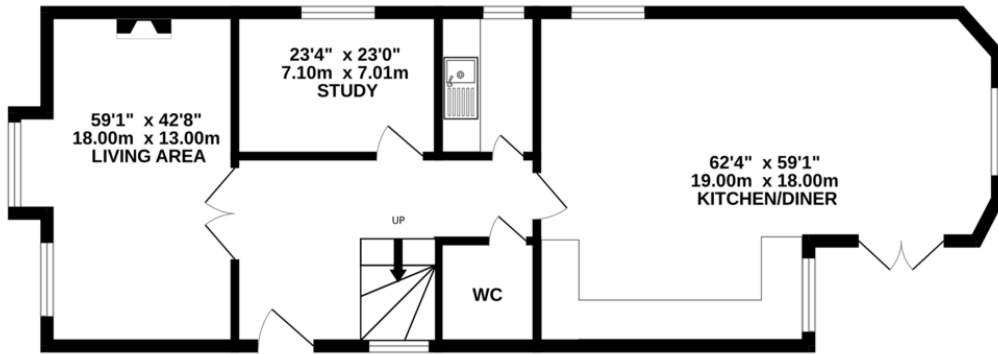
White suite with basin, w.c, heated towel rail and bath with shower over.

OUTSIDE

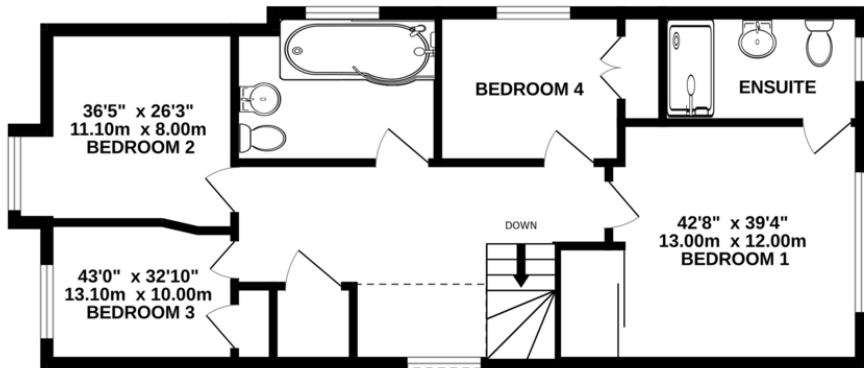
Garden and Patio. Council Tax: G EPC: C



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.