



Oaks Lane, Great Bookham, Surrey, KT23 3FD

£2,800 PCM





- UNFURNISHED
- MODERN FOUR BEDROOM HOME
- LOUNGE WITH DOORS TO GARDEN
- TWO ENSUITE BATHROOMS AND FAMILY BATHROOM
- CLOSE TO TRAIN STATION AND BOOKHAM VILLAGE
- AVAILABLE 12TH JUNE
- LUXURY KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- TWO PARKING SPACES
- SUIT PROFESSIONAL COUPLE OR FAMILY

## Description

**KITCHEN/BREAKFAST ROOM:** Luxury shaker style painted kitchen with stone worktops and integrated appliances including induction hob and chimney hood, double oven, fridge/freezer, dishwasher and washer/dryer. Space for table and chairs, window to front aspect.

**LOUNGE/DINING ROOM:** Generous room with French doors opening onto patio and rear garden, multi media plate with options for SKY (at tenant's own cost). Large understairs storage cupboard.

**CLOAKROOM:** Stylish white Sottini sanitary ware including wc, wash hand basin, heated towel rail and obscure glazed window.

**MASTER BEDROOM:** Good sized double room with range of high gloss fitted wardrobes and window to rear aspect.

**ENSUITE 1:** Stylish white Sottini sanitaryware including double shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window.

**BEDROOM TWO:** Good sized double room with range of high gloss fitted wardrobes and window to front aspect.

**ENSUITE 2:** Stylish white Sottini sanitaryware including double shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window.

**BEDROOM THREE:** 15ft room with window to rear aspect.

**BEDROOM FOUR:** 15ft room with window to front aspect

**FAMILY BATHROOM:** Stylish white Sottini sanitaryware including wc, wash hand basin, heated towel rail, bath with mains operated shower over and obscure glazed window.

**OUTSIDE:** The self-contained rear garden is laid to lawn with a small patio and a gate providing side access. At the front there is parking for two cars.

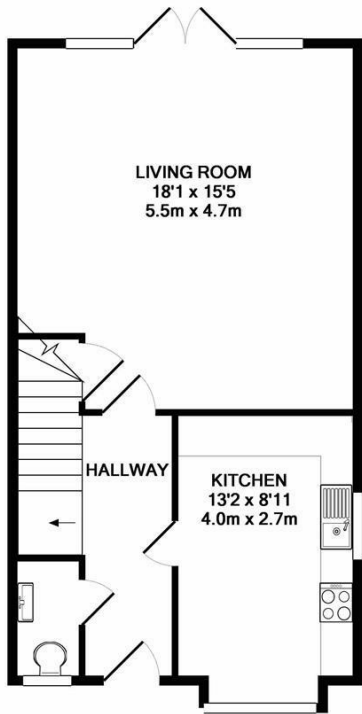
## Situation

Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery. Bookham train station is a short walk, providing services to London and Guildford.

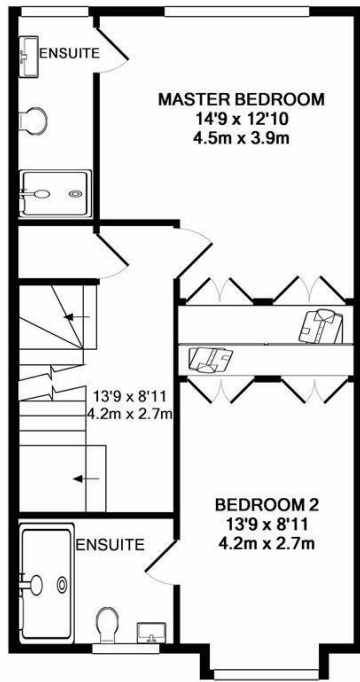
Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham. The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

**EPC** **B**  
**Council Tax Band** **F**

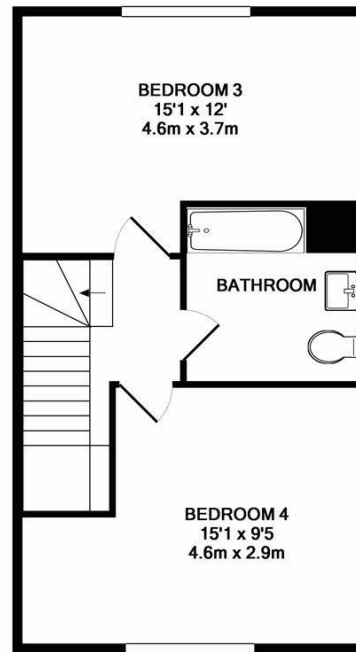




GROUND FLOOR  
APPROX. FLOOR  
AREA 537 SQ.FT.  
(49.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 537 SQ.FT.  
(49.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 523 SQ.FT.  
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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gardner**  
LETTINGS