



Lyngarth Close, Great Bookham, Leatherhead, KT23 4BF

Available 21st July

£2,895 PCM





- AVAILABLE 21ST JULY
- FOUR BEDROOM SEMI DETACHED
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GARAGE & PARKING
- UNFURNISHED
- LIGHT & AIRY LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- THREE FURTHER GOOD SIZE BEDROOMS
- EASY REACH OF BOOKHAM VILLAGE

## Description

A superb four bedroom semi-detached house set within a popular cul-de-sac, within easy reach of the amenities of Bookham Village.

**CLOAKROOM:** White WC and wash hand basin. Obscure glazed window.

**KITCHEN/BREAKFAST ROOM:** The kitchen/breakfast room boasts a fully fitted with a range of quality kitchen cabinets with complementary granite worksurfaces and stainless steel appliances.

**LIVING ROOM:** A light and airy living area with two double doors leading to the patio and rear garden.

**PRINCIPLE BEDROOM:** Double bedroom with window to rear aspect, fitted wardrobes and door to ensuite.

**ENSUITE:** Fully fitted white suite comprising wall hung wash hand basin and wc, double shower enclosure with mains operated shower, heated towel rail, extractor fan, fully tiles, obscure glazed window.

**BEDROOM TWO:** Double bedroom with window to rear aspect.

**BEDROOM THREE:** Double bedroom with window to front aspect.

**BEDROOM FOUR:** Single bedroom with window to front aspect.

**FAMILY BATHROOM:** White suite comprising wall hung wash hand basin and wc, bath with mains operated shower over, glass shower screen, heated towel rail, extractor fan, fully tiled.

**OUTSIDE:** The rear garden is mainly laid to lawn with shrub borders terrace and shed. At the rear of the property there is access to a garage with up and over door and an off street parking space.

## 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.

**EPC** C  
**Council Tax Band** F



## 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, Lettings in a Box. 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.

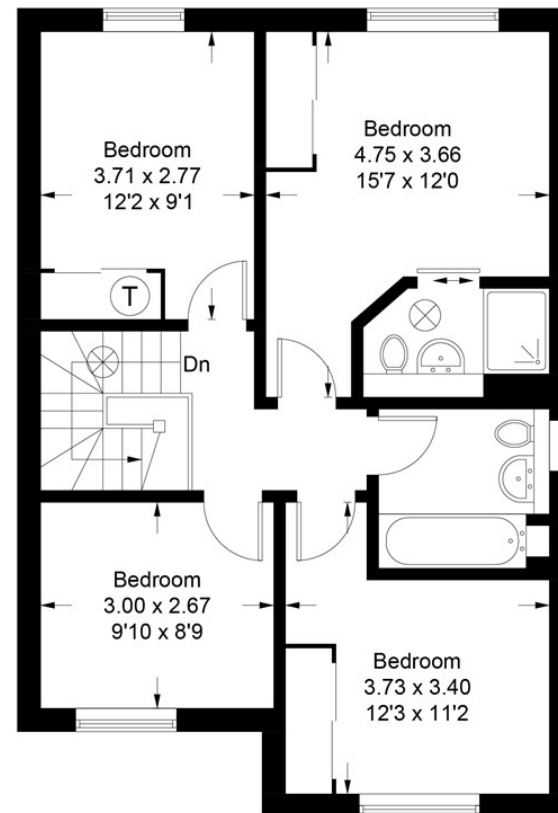
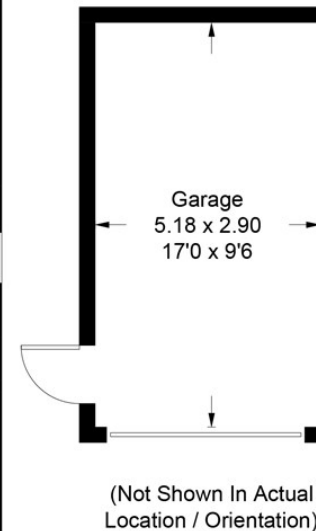
### Deposit

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.

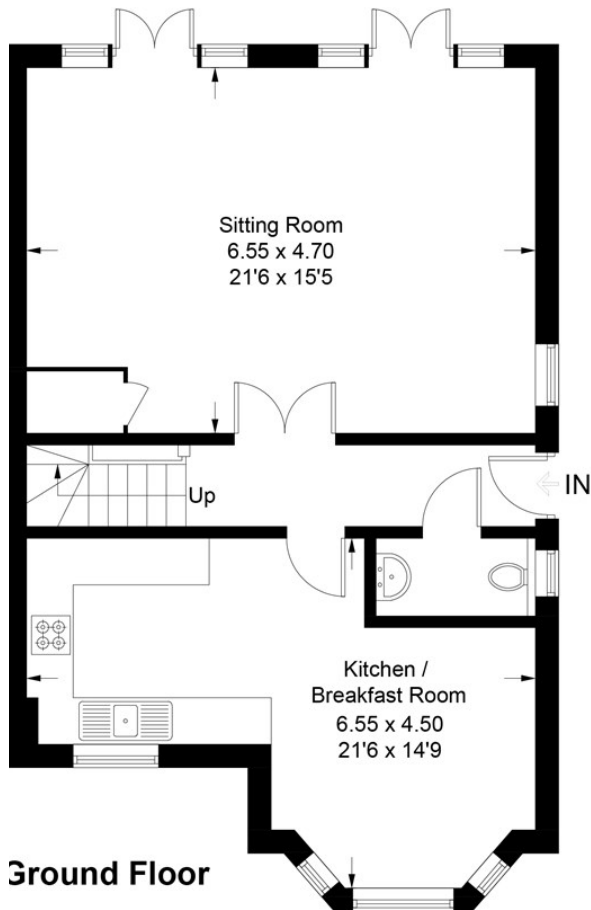
### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft  
Garage = 15.1 sq m / 162 sq ft  
Total = 138.6 sq m / 1491 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID935183)

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gardner**  
LETTINGS