



Merrylands Road, Great Bookham, KT23 3HW

Available Now

£2,495 PCM





- AVAILABLE NOW
- 4/5 BEDROOM FAMILY HOME
- TWO ENSUITE BATHROOMS
- GARDEN AND PATIO
- IDEAL FOR BOOKHAM TRAIN STATION
- UNFURNISHED
- SEPERATE LOUNGE AND DINING ROOM
- STUDY/BEDROOM 5
- DRIVEWAY PARKING
- VILLAGE LOCATION

## Description

ENTRANCE HALLWAY: Leading to

KITCHEN: Fully fitted kitchen with underfloor heating, Samsung fridge/freezer, Siemens oven, gas hob, Electra washer/dryer and built in Miele dishwasher. Window to the rear aspect and door to the side providing access to the store area and garden. Storage cupboard.

DINING ROOM: Hard wood flooring, leading to

CONSERVATORY: Fitted with blinds and doors leading to the garden.

LIVING ROOM: Double aspect with feature fireplace and door to the patio.

BEDROOM 5/PLAYROOM/STUDY: Wooden flooring with under floor heating and window to front aspect.

DOWNSTAIRS SHOWER ROOM: Fitted with a shower, wc and hand basin.

Stairs rising to

BEDROOM ONE: Double bedroom with window to front and side aspect.  
ENSUITE: Modern shower room, with wc, wash hand basin, underfloor heating and window to the rear.

FAMILY BATHROOM: Neutral family bathroom with shower over bath, wc and wash hand basin. Window to the rear.

BEDROOM TWO: Good sized bedroom with built in wardrobes and window to rear aspect. Storage cupboard.



BEDROOM THREE: Double bedroom with neutral carpets, and window to front aspect.

The landing provides an useful study area with built in cupboards and a desk.

Stairs rising to

BEDROOM 4: Double bedroom with window to the rear and skylights. Neutral carpet and built in wardrobes.

ENSUITE: Shower room with window to the rear.

GARDEN: The garden is mainly laid to lawn with two patio areas. The garden can be accessed via the conservatory or to the side of the garage is a storage area which can also provide access.

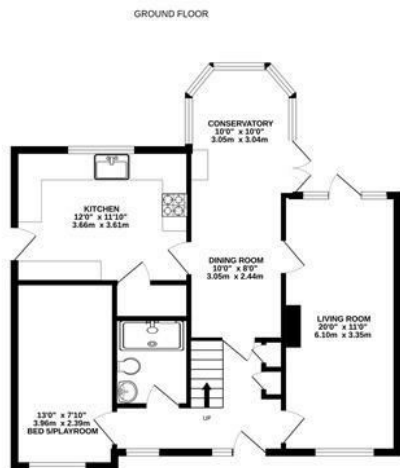
## Situation

Situated in the heart of Bookham, within a very short walk from Bookham village. The village provides a 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.

EPC C  
Council Tax Band E







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 Referencing. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**patrick  
gardner**  
LETTINGS