



Allen Road, Great Bookham, Leatherhead, KT23 4SL

Available Now

£2,650 PCM



- UNFURNISHED
- THREE BEDROOM DETACHED BUNGALOW
- DINING AREA
- FAMILY SHOWER ROOM
- EASY TO MAINTAIN REAR GARDEN
- AVAILABLE NOW
- MODERN FITTED KITCHEN
- PRINCIPLE SUITE WITH DRESSING ROOM AND ENSUITE
- SPACIOUS LOUNGE
- GARAGE AND PARKING

Description

An immaculately presented three bedroom detached bungalow within the lovely Surrey village of Great Bookham.

FRONT ENTRANCE LEADING TO HALLWAY:

Opening into light hallway with parquet flooring. Storage cupboard.

OPEN PLAN KITCHEN/DINING AREA:

Cream shaker style with beech worktops and part tiled splash backs. Appliances include Beko gas hob, oven with extractor, Bosch washing machine, Russell Hobbs fridge/freezer and dishwasher. Tiled flooring leading into the open plan dining room with space for a table with windows overlooking the rear garden. Door to the side of the property.

LIVING ROOM:

Electric stove with brick built mantle and a slate hearth. French doors opening onto patio and windows to side aspect.

BEDROOM ONE:

Double bedroom with bay window to the front with venetian blinds. Dressing area with fitted wardrobes providing hanging and shelving space, dressing table, window to the front.

ENSUITE:

Neutral with shower enclosure, wc and wash hand basin. Window to the front.

BEDROOM TWO:

Double bedroom with bay window to the front of the property and fitted wardrobes.

BEDROOM THREE:

Good sized single with window to side aspect and double fitted wardrobe with shelving.

FAMILY SHOWER ROOM:

Fully fitted with a double shower closure and mains operated shower, inset vanity unit with wc and wash hand basin, heated towel rail. Obscure glazed window and storage cupboard.

OUTSIDE:

Outside there is a patio area and the garden is mainly laid to lawn. Mature shrub borders. Gate access to a local footpath. Garage to the front of the property with a parking space for one vehicle.

Situation

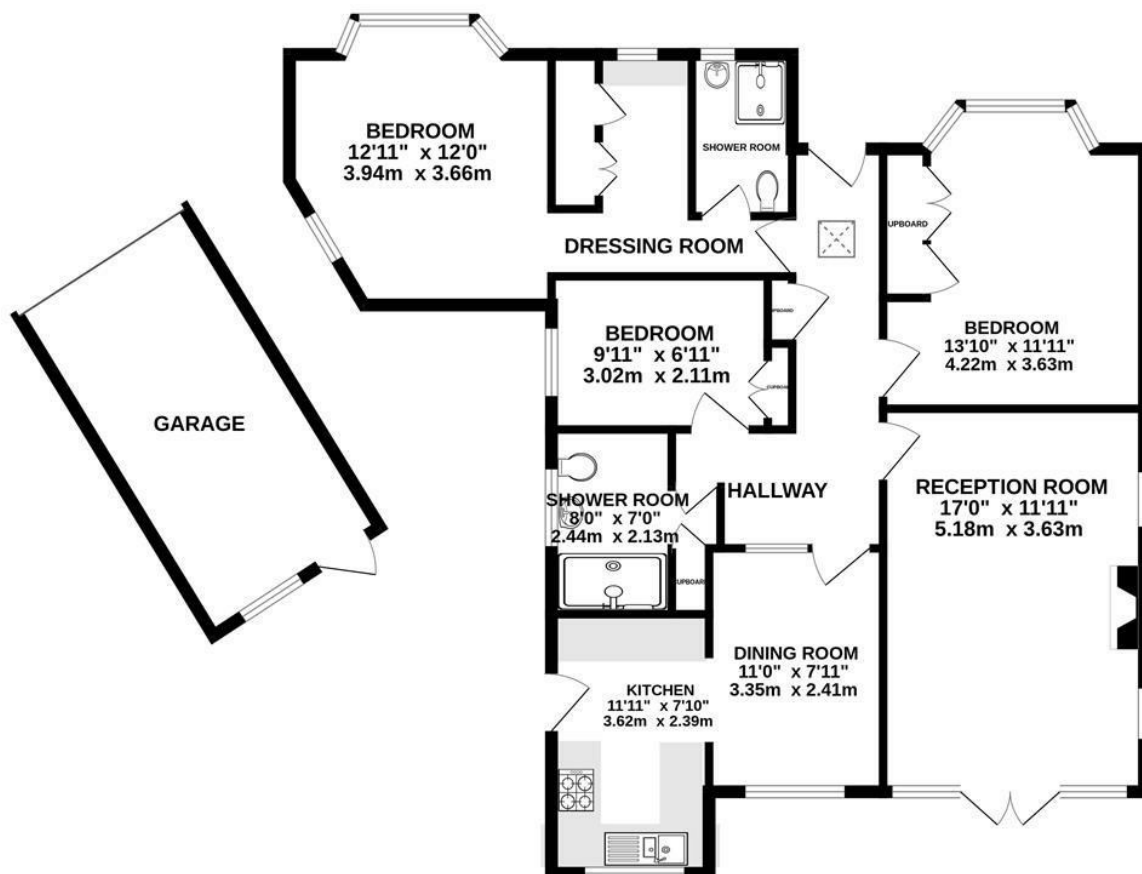
Situated in a popular cul-de-sac , in the heart of Bookham Village, within a very short walk from Bookham village this lovely detached three bedroom bungalow, has been recently redecorated to a high standard. The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

EPC D

Council Tax Band F



GROUND 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 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

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
<https://www.patrickgardner.com/>

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.

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gardner**
LETTINGS