



Meadowside, Great Bookham, KT23 3LF

Available Now

£4,500 PCM



- AVAILABLE NOW
- FOUR BEDROOM FAMILY HOME
- THREE BEDROOMS WITH ENSUITES
- LOVELY LANDSCAPED GARDEN
- WALKING DISTANCE TO BOOKHAM STATION
- UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- FURTHER DOUBLE BEDROOM
- DOUBLE GARAGE AND DRIVEWAY
- VILLAGE LOCATION

Description

Situated in one of Bookham's most sought after premier roads is this four bedroom family home. The property benefits from an impressive open plan kitchen/dining room, and is finished to a high standard throughout. The property is set within easy reach of Bookham station, highly regarded local schools and the village.

ENTRANCE HALL:

Large entrance hall with gas central heating and hard wood flooring. Storage cupboard, ideal for coats/shoes and sliding door leading to

OPEN PLAN KITCHEN/DINING ROOM:

Fully fitted kitchen with Quooker tap, full size fridge, full size freezer, and Siemens dishwasher. Bora hob on the island with space for 3/4 barstools. Fitted media unit. Under floor heating. Bifold doors opening out to large patio area.

DOOR LEADING TO UTILITY ROOM:

Fully fitted with washing machine and tumble dryer. With access to the rear garden.

CLOAKROOM:

Wash hand basin and wc with window to front aspect.

FAMILY ROOM:

Good sized family room/playroom/study, with window to the front of the property.

LIVING ROOM:

With hard wood flooring and fireplace. Built in cupboards and shelving with

windows to both aspects Bifold doors to the rear patio. Door leading to

BEDROOM FOUR/STUDY/FAMILY ROOM:

Double bedroom with ensuite shower room. Ideal bedroom four or study. With window to the rear aspect.

STAIRS LEADING TO

PRINCIPLE BEDROOM:

Double bedroom with fitted wardrobes and window overlooking the garden. Modern en-suite shower with double sink, wc and shower enclosure.

BEDROOM TWO:

Double bedroom featuring a dressing room with built in wardrobes and en-suite shower, wc and wash basin and heated towel rail.

BEDROOM THREE:

Double bedroom with window overlooking landscaped garden.

FAMILY BATHROOM:

Modern family bathroom suite comprising bath and separate shower, wc and wash basin.

OUTSIDE:

To the rear of the property there is an extensive wrap around patio and pretty landscaped gardens with mature shrub borders. Separate double garage.

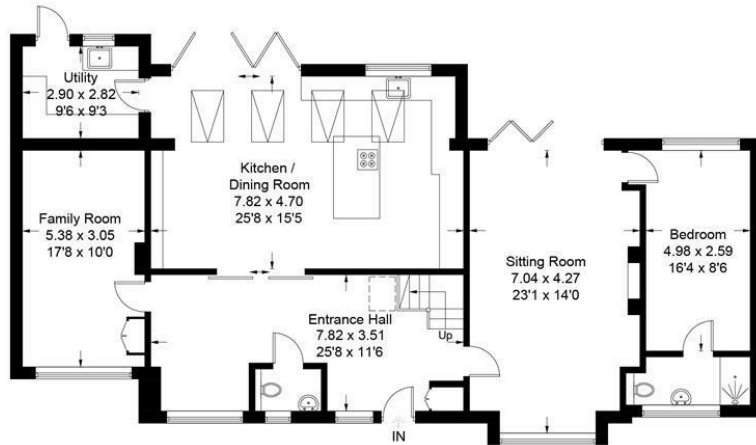
EPC C
Council Tax Band G



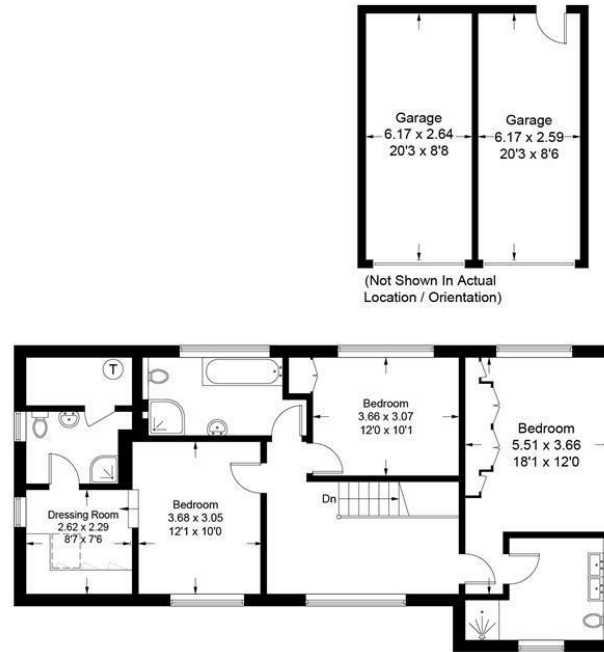
Approximate Gross Internal Area = 228.9 sq m / 2464 sq ft
 Garage / Outbuilding = 32.9 sq m / 354 sq ft
 Total = 261.8 sq m / 2818 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First 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. (ID1201019)
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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

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

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