



Barn Meadow Lane, Great Bookham, KT23 3EZ

Available Now

£2,495 PCM



- UNFURNISHED
- FOUR BEDROOM FAMILY HOME
- SHOWER ROOM
- DINING OR FAMILY ROOM
- GARAGE AND PARKING

- AVAILABLE NOW
- MODERN KITCHEN WITH FITTED APPLIANCES
- DOUBLE ASPECT LOUNGE
- GOOD SIZED GARDEN
- CLOSE TO THE VILLAGE

# Description

A four bedroom detached Wates Dormy home situated on a lovely corner plot close to the village and local schools. The property benefits from a modern kitchen, two reception rooms and four very good size double bedrooms. Garage and driveway parking.

**HALLWAY:**  
Vestibule hall with cloaks storage, door leading into Lounge.

**LOUNGE:**  
Bright and sunny double aspect room with capped fireplace and double doors to dining/family room.

**DINING ROOM:**  
With part glazed obscure double doors and window overlooking the front garden.

**KITCHEN:**  
Fully fitted with a range of white high gloss wall and base units with beech-effect laminate worktop over, island space for 2/3 barstools. Tiled splashbacks, integrated appliances include full size fridge/freezer, washer/dryer, gas hob and electric oven with extractor over. Obscure part glazed door to side entrance and window.

**SHOWER ROOM:**  
White suite comprising wash hand basin inset in vanity unit, wc, shower cubicle with Triton electric shower, heated towel rail, wood effect hard flooring.

**MASTER BEDROOM:**  
Generous double room with sliding fitted wardrobes and additional double wardrobe, double aspect with window to side and rear.

**BEDROOM TWO:**  
Double room with window overlooking rear garden.

**STAIRS RISING TO FIRST FLOOR**

**BEDROOM THREE:**  
Generous double room overlooking rear aspect with fitted wardrobes.

**BEDROOM FOUR:**  
Generous double room overlooking front garden.

**FAMILY BATHROOM:**  
Suite comprising bath with hand held shower over, wc, wash hand basin, part tiled walls and wood-effect hard flooring, obscure glazed window to side.

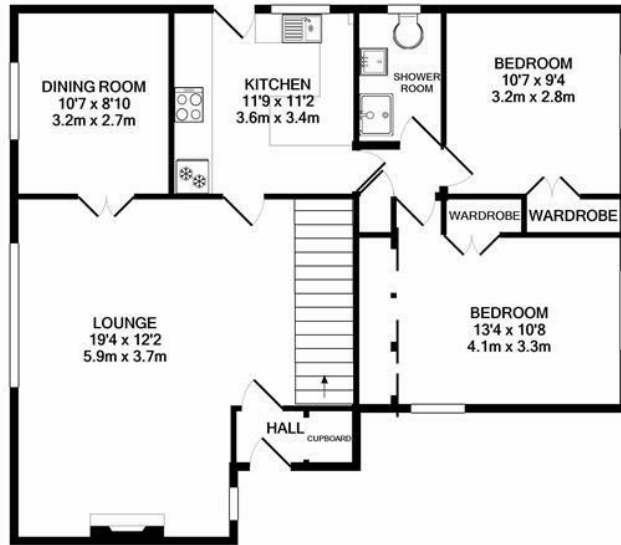
**OUTSIDE:**  
The property is positioned on a lovely corner plot with mature gardens to front, side and rear. As part of the tenancy a gardener will be provided who will visit on a regular basis. Garage with up and over door plus driveway parking for two cars. Greenhouse and patio.

# Situation

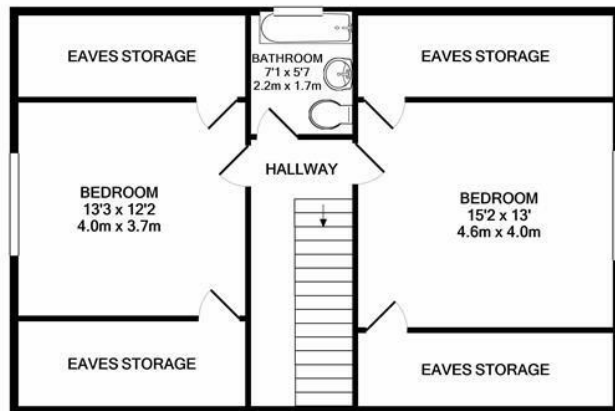
Situated in an ideal location close to Bookham Village, local schools and transport links to Guildford and London.

**EPC** E  
**Council Tax Band** F





GROUND FLOOR  
APPROX. FLOOR  
AREA 875 SQ.FT.  
(81.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 765 SQ.FT.  
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1640 SQ.FT. (152.3 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 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.