Leatherhead Road, Great Bookham, KT23 4RR

Available Now

£4,295 PCM

- AVAILABLE 22ND DECEMBER OR EARLIER BY NEGOTIATION
- UNFURNISHED
- 4 BEDROOM LUXURY DETACHED PROPERTY
- SET WITHIN A NEW DEVELOPMENT OF JUST TWO PROPERTIES
- OPEN PLAN LIVING
- 2 BEDROOMS WITH ENSUITES
- GARAGE AND DRIVEWAY
- PRIVATE REAR GARDEN
- VIEWS OVER NORBURY PARK
- EPC RATING B

Description

KITCHEN/BREAKFAST ROOM: Luxury kitchen with Quartz worktops and integrated appliances including built in fan assisted electric oven, and combi oven/microwave, induction hob and extractor fan, double oven, separate Siemens tall fridge and freezer and Siemens dishwasher. Space for table and chairs, window to front aspect. Kitchen island with space for multiple bar stools. Open plan living for entertaining/family living. Steps down to living/dining area, making the room a versatile space. Bifolds opening to the rear garden.

LIVING ROOM: Generous room with bay window to the front of the property with herringbone flooring.

CLOAKROOM: Stylish white Duravit sanitaryware including wc, wash hand basin and obscure glazed window.

UTILITY ROOM: With a door to the side of the property.

INTEGRAL GARAGE: With electrics.

PRINCIPLE BEDROOM: Generous sized double room with new grey carpets and window to rear aspect. Door leading to good size dressing room with window to the rear.
ENSUITE 1: High quality Duravit white sanitaryware with Hans Grophe taps and shower fittings, including double shower enclosure, separate bath, wc, wash hand basin and heated towel rail. Obscure glazed window.

BEDROOM TWO: Good sized double room with new carpets and window to front aspect overlooking Norbury Park. Door to ensuite.
ENSUITE 2: Including shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window to the side of the property.

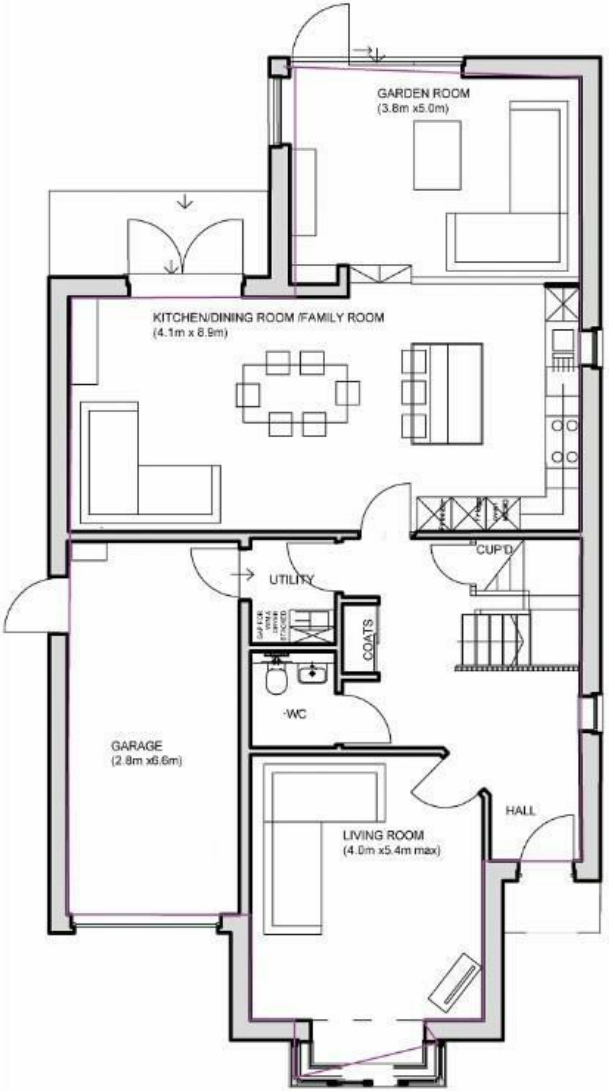
BEDROOM THREE: Double bedroom with window to the front and views over Norbury Park.

BEDROOM FOUR: Double bedroom with window to the rear.

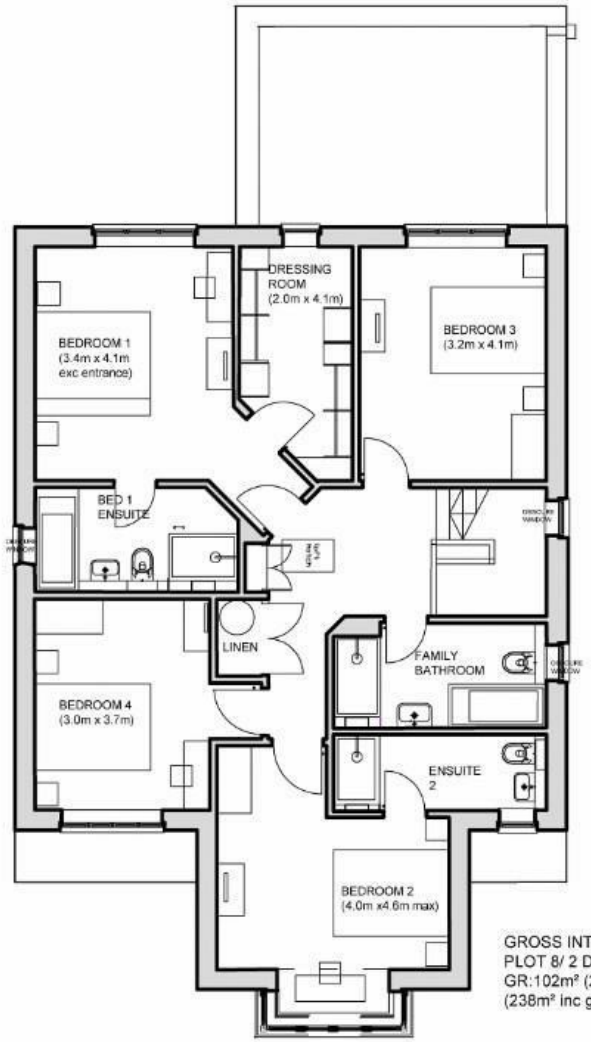
FAMILY BATHROOM: High quality Duravit white sanitaryware with Hans Grophe taps and shower fittings, including double shower enclosure, separate bath, wc, wash hand basin and heated towel rail. Obscure glazed window.

OUTSIDE: The private rear garden is laid to lawn with a patio and a gate either side providing access. At the front there is parking for three cars and access to the garage.

EPC B
Council Tax Band G



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROSS INTERNAL AREAS
PLOT 8/ 2 DANBY CROFT
GR:102m² (22m² garage)+1F:114m²=
(238m² inc garage)

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

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

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