



Middlemead Road, Great Bookham, Surrey, KT23 3DB Available 17th July by negotiation £2,150 PCM



- AVAILABLE JULY
- TWO BEDROOM MODERN LUXURY HOME
- LUXURY CLOAKROOM
- LUXURY BATHROOM
- GENEROUS DRIVEWAY PARKING
- UNFURNISHED
- FABULOUS EAT IN KITCHEN
- TWO GOOD SIZE BEDROOMS
- PRETTY COURTYARD GARDEN
- IDEAL FOR BOOKHAM STATION

Description

An immaculate two bedroom house, tastefully refurbished to a high specification offering a fabulous eat in kitchen and luxury bathroom. MUST BE SEEN TO BE FULLY APPRECIATED.

HALLWAY

Front door opening into spacious hallway with hard flooring and storage cupboard.

CLOAKROOM

Luxury white suite with wc, wash hand basin.

LIVING ROOM

Spacious double aspect room with sliding patio doors opening onto the pretty courtyard garden.

KITCHEN/BREAKFAST ROOM

Luxury 'cook's kitchen' featuring a range of grey high gloss wall and base units with granite worktops over and tiled splashbacks, integrated appliances including dishwasher and an American fridge/freezer, full size range cooker with extractor over, laundry cupboard housing washing machine, island with seating, sliding patio doors opening onto pretty courtyard.

STAIR RISING TO FIRST FLOOR

BEDROOM ONE

Spacious double aspect bedroom. Light grey wardrobe, chest of drawers and side bed table in the main bedroom can remain or be removed from the

property by negotiation.

BEDROOM TWO

Double with window to rear aspect.

BATHROOM

Luxury white suite comprising wash hand basin inset in vanity unit, wc, bath with hand held/rainwater shower head over, glass shower screen, heated towel rail, obscure glazed window, part tiled walls and tiled flooring, extractor fan.

OUTSIDE

At the rear, the courtyard garden is framed by mature plants within raised beds with access to a rear passage and bin store. At the front of the patio, there is generous driveway parking for two vehicles. There is also an electric vehicle charging point.

Situation

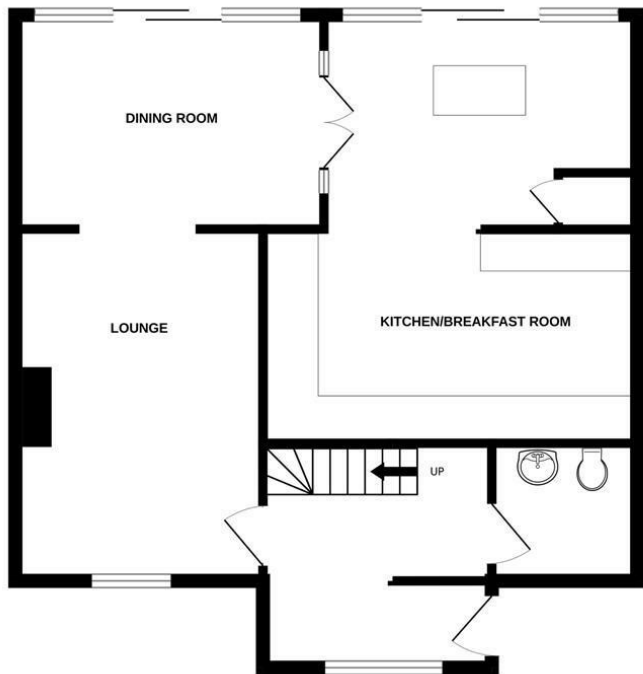
Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery. Bookham train station is a short walk, providing services to London and Guildford.

EPC C

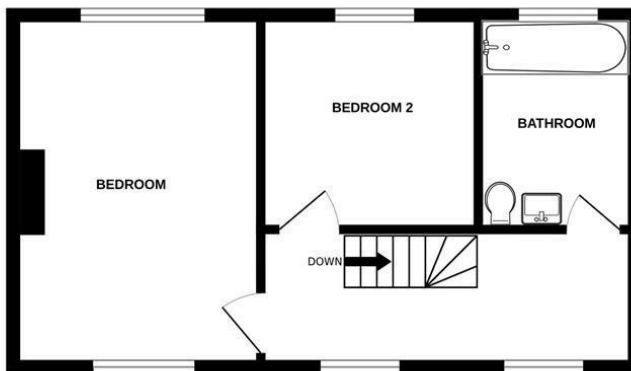
Council Tax Band D



GROUND FLOOR



1ST 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.

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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