



Leatherhead Road, Great Bookham, KT23 4FS

Available Now

£4,300 Per Calendar Month



- AVAILABLE NOW
- BRAND NEW DETACHED LUXURY FOUR BEDROOM HOME
- QUARTZ WORKTOPS AND BOSCH INTEGRATED APPLIANCES
- AIR SOURCE HEAT PUMP & EV CHARGING POINT
- PARKING
- UNFURNISHED
- OPEN PLAN KITCHEN/DINING AREA
- PRINCIPLE BEDROOM WITH ENSUITE
- LANDSCAPED REAR GARDEN
- CONVENIENTLY LOCATED

Description

Situated on a prestigious development, this LUXURY BRAND NEW detached four/five bedroom home is a masterpiece of bespoke design, boasting a stunning specification.

ENTRANCE HALLWAY

Spacious hallway with double doors leading to the living room and door to the kitchen.

KITCHEN/DINING ROOM

Fully fitted kitchen with open-plan kitchen/dining room and bifolds out to the rear garden. Valmora units featuring soft-close, handleless units, a Quartz work surface, and Bosch integrated appliances. Hallway leading to.

UTILITY ROOM

Fitted utility room with door leading to side of the property.

STUDY/BEDROOM FIVE

Light and bright versatile room with wooden flooring and window overlooking the rear.

DOWNSTAIRS SHOWER ROOM

LIVING ROOM

Double doors opening to living area with window to the front of the property.

OAK STAIRCASE RISING TO

BEDROOM ONE

Double bedroom with window to the front of the property. Door leading to ENSUITE

Ensuite shower room with wc and wash hand basin inset in vanity unit

BEDROOM TWO

Double bedroom with dual aspect windows.

BEDROOM THREE

Double bedroom with window to the front.

BEDROOM FOUR

Double bedroom with window to the front.

FAMILY BATHROOM

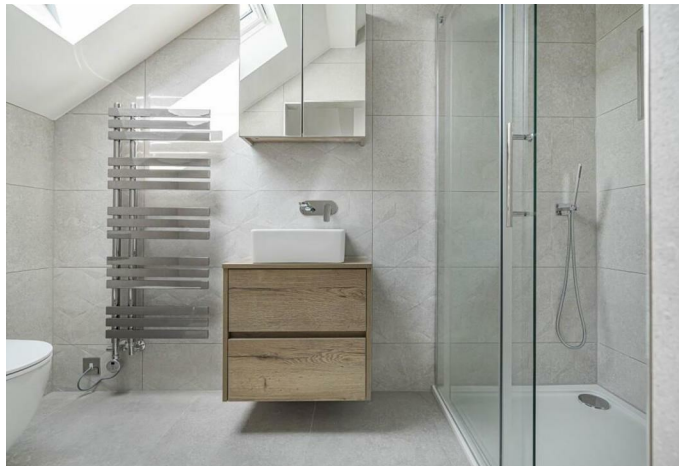
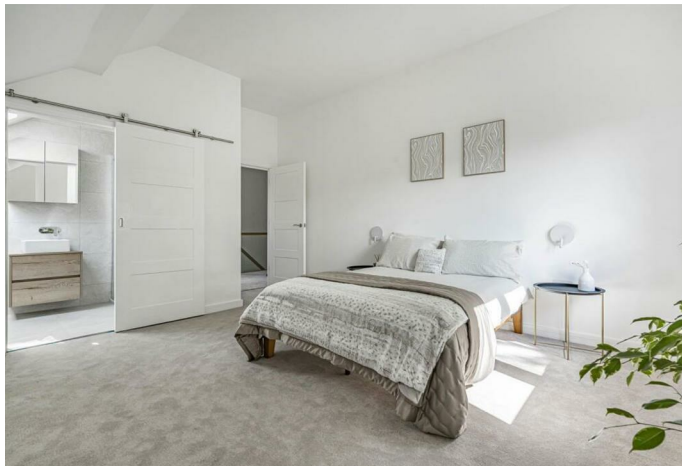
Fully fitted bathroom featuring full-height, polished and textured porcelain tiles, and carefully curated Grohe and Vado fixtures and fittings. Bath, wc and wash hand basin inset in vanity unit. Heated towel rail.

OUTSIDE

To the rear of the property, the garden is laid to lawn with Indian Sandstone terrace.

EV charging point to the front and driveway parking.

EPC C
Council Tax Band G





Approximate Area = 2124 sq ft / 197.3 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Total = 2196 sq ft / 203.9 sq m

For identification only - Not to scale.



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2024. Produced for Seymours Estate Agents. REF: 1169239

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 damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

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