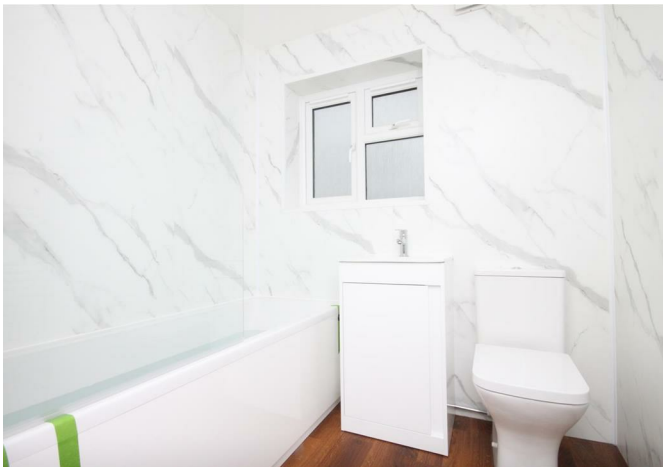




Leatherhead Road, Great Bookham, KT23 4RL

Available Early May

£1,650 PCM



- AVAILABLE EARLY MAY
- FIRST FLOOR MAISONETTE
- NEW KITCHEN WITH FITTED APPLIANCES
- FURTHER BEDROOM/STUDY
- ONE ALLOCATED PARKING SPACE
- UNFURNISHED
- RECENTLY REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- PRIVATE ROOF TERRACE
- CLOSE TO BOOKHAM VILLAGE

## Description

A bright and well-appointed fully refurbished, three bedroom maisonette located within walking distance to Bookham Village. Allocated parking for one vehicle and superb private roof terrace.

### ENTRANCE

Accessed by a set of stairs with a gate opening to private roof terrace. Porch giving access to front door. Entrance into a newly decorated and carpeted hallway. Storage cupboard. Door leading to

### KITCHEN

Fully fitted new kitchen with dual aspect. Appliances include Lamona Induction hob, Lamona oven, washing machine and Bosch fridge. Storage cupboard with shelving.

### LIVING ROOM

Bright and light room with windows to side and front aspect.

### BEDROOM 1

Double bedroom with window to front aspect.

### BEDROOM 2

Double bedroom with window overlooking private terrace.

### BEDROOM 3/STUDY

Single third bedroom/study, with window to front aspect.

### BATHROOM

White suite comprising shower over bath, hand basin, WC and heated towel rail.

### OUTSIDE

Outside the property there is a private sun terrace. Enclosed by high timber fencing, the terrace enjoys a strong sense of privacy.

## Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

**EPC**

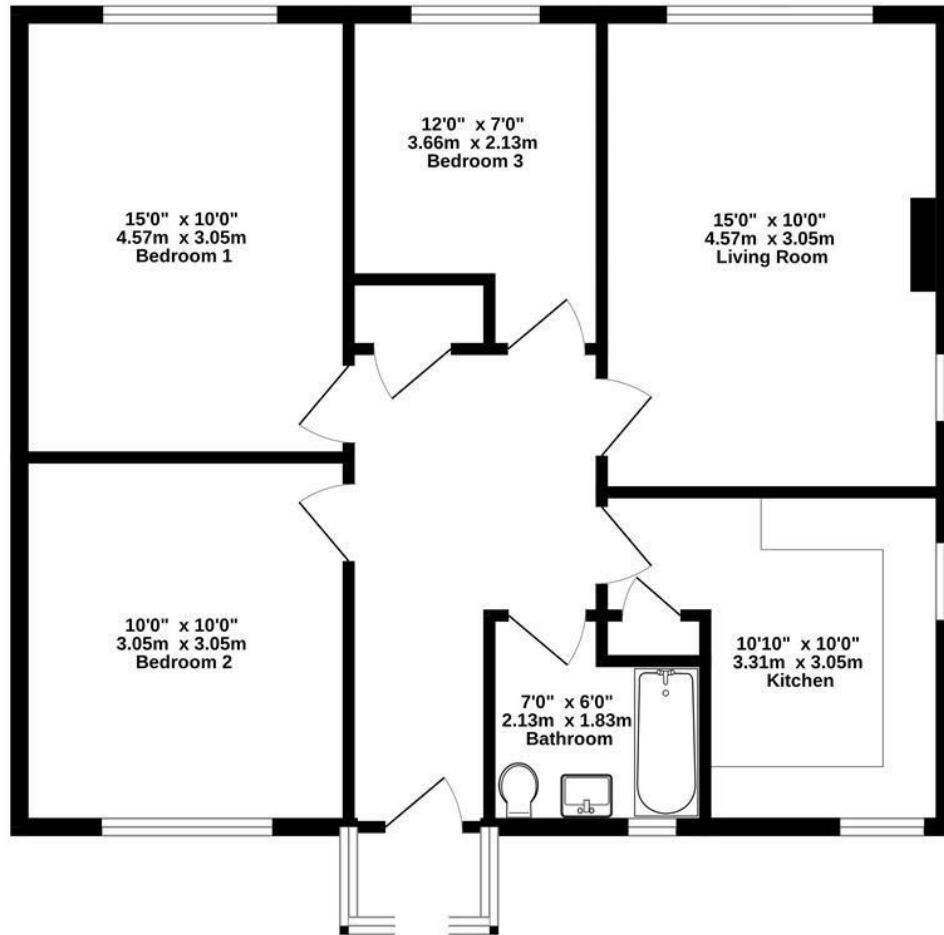
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**Council Tax Band**

TBC



## FIRST 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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43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452208 Email: [bookhamlettings@patrickgardner.com](mailto:bookhamlettings@patrickgardner.com)

<https://www.patrickgardner.com/>

## 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

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

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

**patrick  
gardner**  
LETTINGS