







Twelve Acre Close, Bookham KT23 3HF

£4,500 pcm

This spacious and beautifully presented family home offers bright, versatile accommodation, perfectly suited to modern family living. Situated in a quiet and highly regarded residential road, the property enjoys a convenient location within the sought-after Howard of Effingham Senior School catchment area, local infant/junior schools and within easy reach of Great Bookham railway station.

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

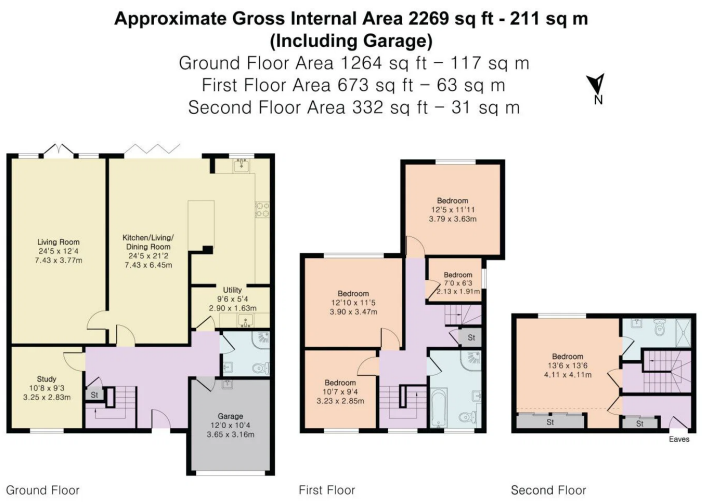
Council Tax Band: F

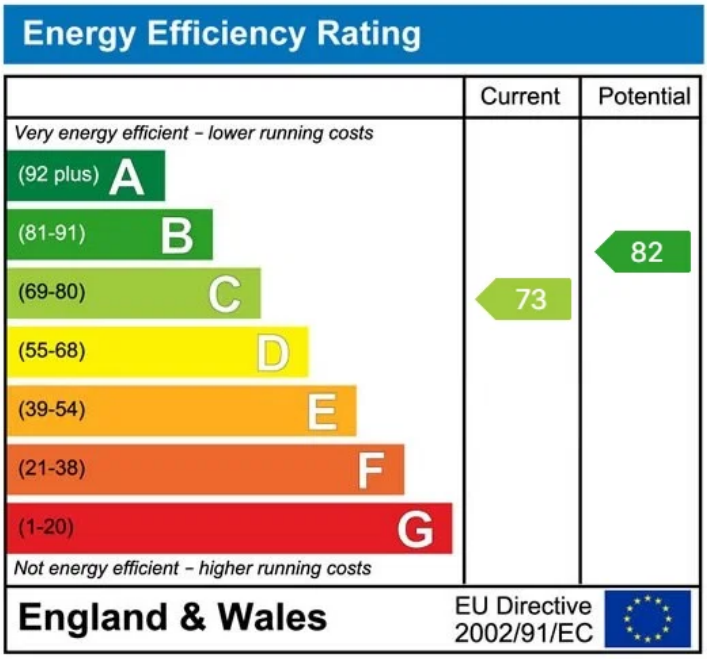
HENSHAWS

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Deposit: £1,030

Upon entering the property, an attractive central reception hall creates a welcoming first impression and leads through generously proportioned living accommodation. One of the home's most appealing features is the impressive open-plan kitchen, dining and family area, providing a wonderful sociable space for both everyday living and entertaining. Wide bi-fold doors open directly onto a secluded paved terrace, connecting the house and garden. Steps lead up to a generous lawned area, offering an ideal setting for outdoor relaxation and family enjoyment.

The well-appointed kitchen features an extensive range of contemporary wall and base units, complemented by an induction hob, double oven, built-in microwave and a selection of integrated appliances. A separate, generously sized utility room provides additional practicality, complete with a washing machine and tumble dryer.

The property also benefits from a substantial separate sitting room, offering an elegant yet comfortable space in which to relax. With direct access to the rear terrace, this room further enhances the flow between the indoor and outdoor living areas.

The overall accommodation comprises of:

Ground floor: Entrance hall, Dining, family room. Kitchen leading to Utility Room. Bedroom 5. Shower room

1st floor: 3 Double bedrooms. Study. Family bathroom

2nd floor: Master bedroom, ensuite shower room and dressing room. Additional generous eaves storage

To the front of the property: there is a good size drive providing parking for several cars. Integral garage

To the rear of the property: the garden is south facing with generous lawned area and secluded paved terrace.

AVAILABLE JANUARY. UNFURNISHED COUNCIL TAX BAND F. EPC C. GAS & ELECTRICITY PROVIDER currently Octopus Energy. Water: Sutton and East Surrey Water

A Holding deposit of £1,030 is required. Dilapidations deposit at tenancy start: £5,100

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