



Goldstone Farm View, Great Bookham, KT23 4LL

Available 19th August

£5,250 PCM



- AVAILABLE 19TH AUGUST
- OPEN PLAN KITCHEN/DINING AREA
- LARGE UTILITY/BOOT ROOM
- FOUR FURTHER BEDROOMS
- DRIVEWAY WITH DOUBLE GARAGE
- UNFURNISHED/FURNISHED
- SEPARATE LIVING ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- LANDSCAPED REAR GARDEN
- BEAUTIFUL COUNTRYSIDE VIEWS

Description

This superb five bedroom, three bathroom detached family home is beautifully presented throughout to a very good standard. The property further benefits from a modern kitchen with open plan dining room and cosy lounge. Offered with a mature garden and countryside views to the front of the property. Offered furnished or unfurnished.

ENTRANCE HALLWAY

Spacious hallway with 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. Picture windows and lantern allowing ample light. Handless kitchen units with integrated appliances including NEFF ovens, Hotpoint Dishwasher, and Quooker tap. Freestanding fridge/freezer. The open plan kitchen leads round to a playroom/snug area.

UTILITY ROOM

Fully fitted utility room with wardrobes and door leading to side of the property.

LIVING ROOM

Light and bright versatile room with wooden flooring and window overlooking front views.

DOWNSTAIRS TOILET

STAIRCASE RISING TO

BEDROOM ONE

Double bedroom with bay window to the front of the property. Walk in wardrobe leading to

ENSUITE

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

BEDROOM TWO

Double bedroom with dual aspect windows.

ENSUITE

Modern shower room comprising of shower, wc and wash hand basin inset in vanity unit.

BEDROOM THREE

Double bedroom with window to the front.

FAMILY BATHROOM

Fully fitted suite with window to the side of the property.

BEDROOM FOUR

Double bedroom with window to the rear.

BEDROOM FIVE/STUDY

Bedroom with window to the rear overlooking the garden.

OUTSIDE

To the rear of the property, the garden is laid to lawn with a patio terrace. To the front of the property there is ample driveway parking for multiple cars and an area laid to lawn overlooking fields.

EPC D
Council Tax Band G



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

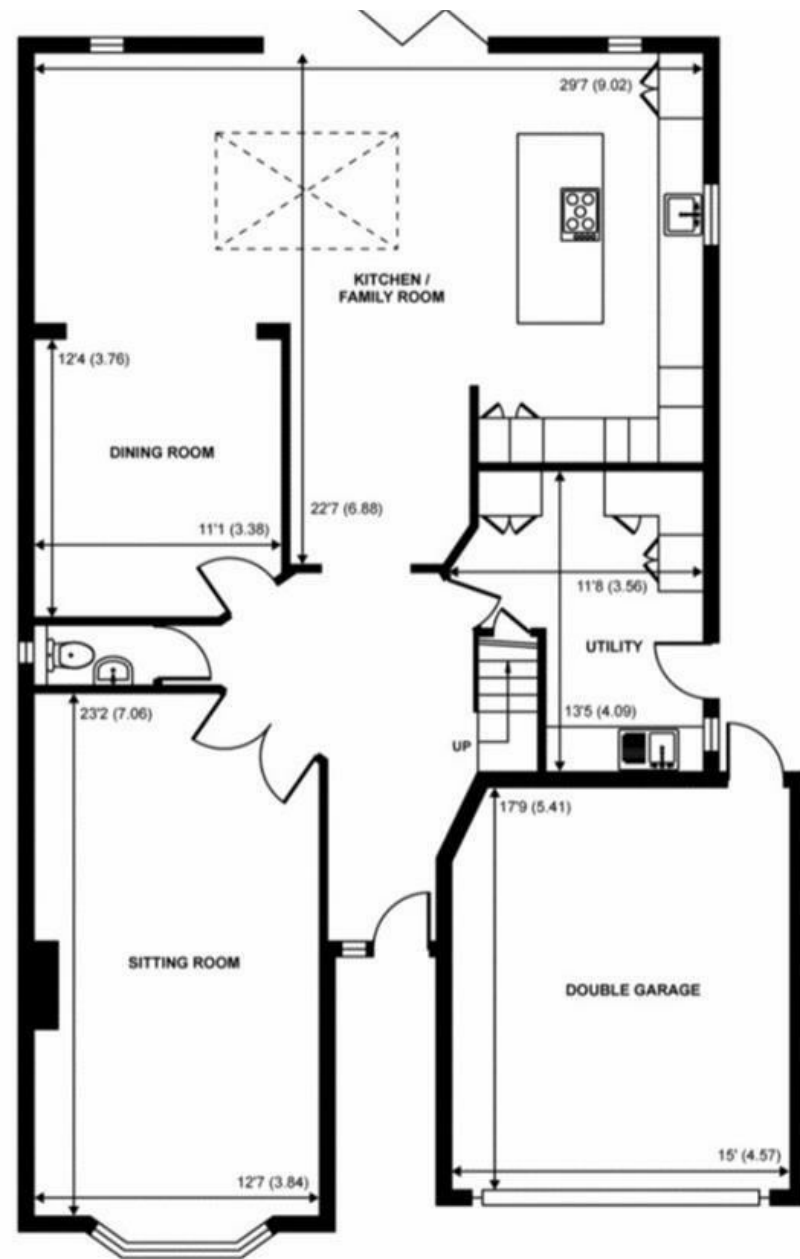
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



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