



 **patrick  
gardner**  
LETTINGS

Allen Road, Great Bookham, KT23 4SL

Available 25th July

£2,525 PCM



- AVAILABLE 25TH JULY
- 3 BED DETACHED BUNGLOW
- GOOD SIZED LIVING ROOM
- MATURE GARDENS
- POPULAR CUL DE SAC LOCATION

- UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- RECENTLY REDECORATED NEUTRAL DECOR THROUGHOUT
- DETACHED GARAGE
- WALKING DISTANCE TO THE VILLAGE

## Description

Front entrance leading to hallway:

Open plan kitchen/dining area: Plenty of cream wall and base units with gas hob, electric double oven, washing machine, fridge/freezer and dishwasher. Vinyl flooring and space for a dining table with windows overlooking the rear garden and sliding doors providing access to the patio. Door to the side of the property.

Dining room: Glass doors from the hallway lead to a light and airy room with space for a dining table for formal dining or could be used as a playroom or home office. With built in cupboards and window overlooking the patio.

Lounge: Good sized living room with feature fire place and sliding door to rear garden. Two windows to side aspect providing ample light.

Bedroom One: Good size double with bay window to the front of the property. Fitted wardrobes and new carpet.

Bedroom Two: Good size double with window to the front of the property. Fitted wardrobes and new carpet.

Bedroom Three: Light and neutral single bedroom with window to the side aspect. Built in desk.

Bathroom: White suite consisting of bath with overhead shower, basin and heated towel rail. Lino flooring. Obscured glazed window.  
Separate WC

Outside: To the front of the property is a garage and off road parking.

To the rear there is a pretty garden with a patio area. Steps rising to the top of the garden, which is mainly laid to lawn with mature shrubs.

## Situation

Situated in a popular cul-de-sac , in the heart of Bookham Village, within a very short walk from Bookham village this lovely detached three bedroom Rembrant bungalow, has been recently redecorated to a high standard, with neutral carpets. The village provides a 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.

EPC

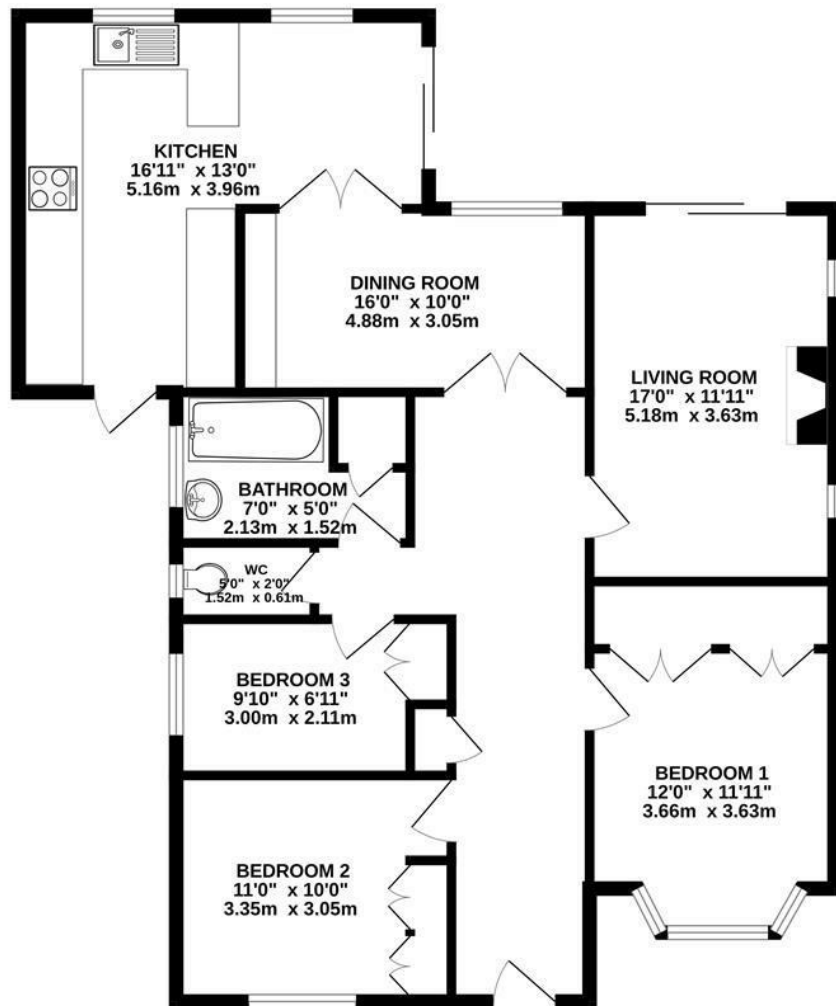
Council Tax Band

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## GROUND 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.

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.