



Lower Shott, Great Bookham, Leatherhead, KT23 4LR

£2,200 PCM



- AVAILABLE 21ST MAY
- THREE BEDROOM SEMI DETACHED HOUSE
- 26FT LOUNGE/DINING ROOM
- MODERN WHITE BATHROOM
- GENEROUS SOUTH FACING GARDEN
- UNFURNISHED
- FITTED KITCHEN
- CLOAKROOM
- GARAGE AND AMPLE PARKING
- CONVENIENT LOCATION FOR BOOKHAM VILLAGE

## Description

A spacious FAMILY home in the heart of Bookham VILLAGE situated on a bold corner plot with generous parking, garage and carport. Presented throughout to a very good standard, the property benefits from a 26ft lounge/dining room, a fitted kitchen with Bosch appliances, a lean-to boot room, three good bedrooms and a modern bathroom. Outside there is a mature south facing garden.

### HALLWAY

Neutral carpet and décor.

### CLOAKROOM

White wc and wash hand basin.

### KITCHEN

Range of fitted, solid wood base and wall units. Laminate worktop. Gas cooker, dishwasher, washing machine. View of garden.

### LOUNGE/DINER

Double aspect room with, neutral décor and laminate flooring. Wood burning stove (not tested).

### PRINCIPLE BEDROOM

Double aspect room with neutral walls and carpet. Fitted wardrobe.

### BEDROOM TWO

Double bedroom. Neutral décor and carpet. Garden view.

### BEDROOM THREE

Small double room. Neutral décor and carpet. Garden view.

### BATHROOM

Modern white bathroom suite comprising of wc, wash hand basin with storage, bath with shower over. Heated towel rail. Obscure glazed window.

### OUTSIDE

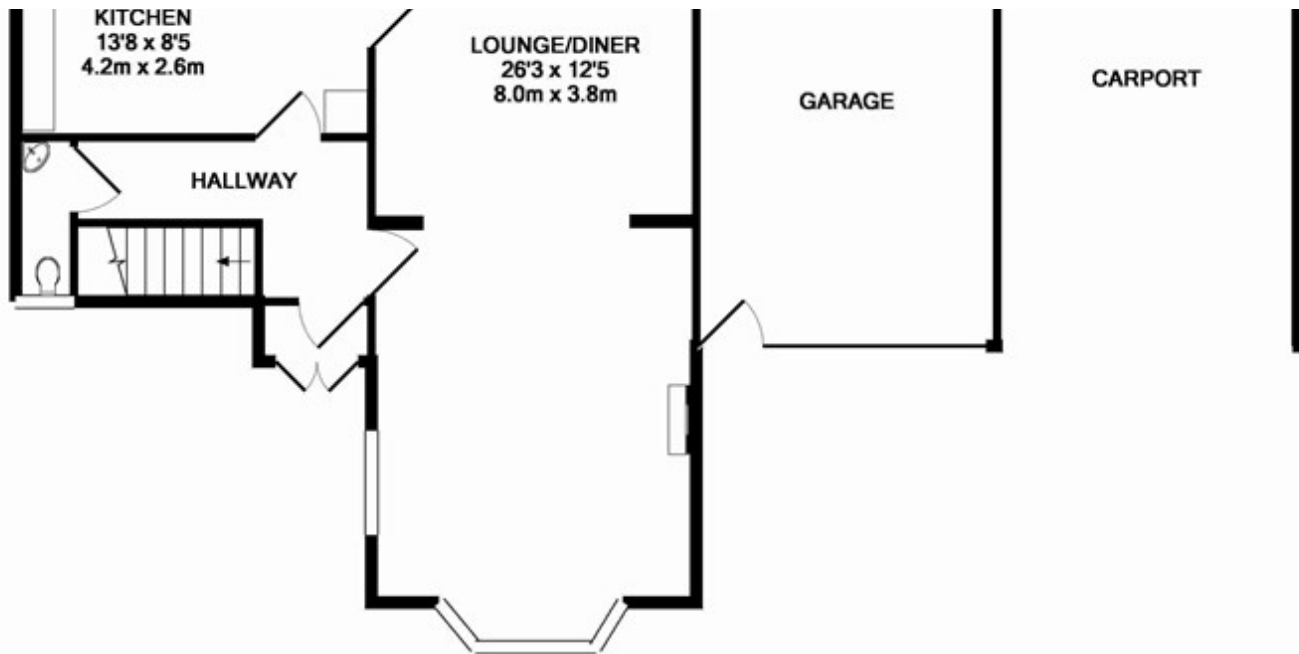
South facing mature garden. Mainly laid to lawn with a large patio area and two sheds. Garage to the side of the property. Driveway parking for multiple cars.

## Situation

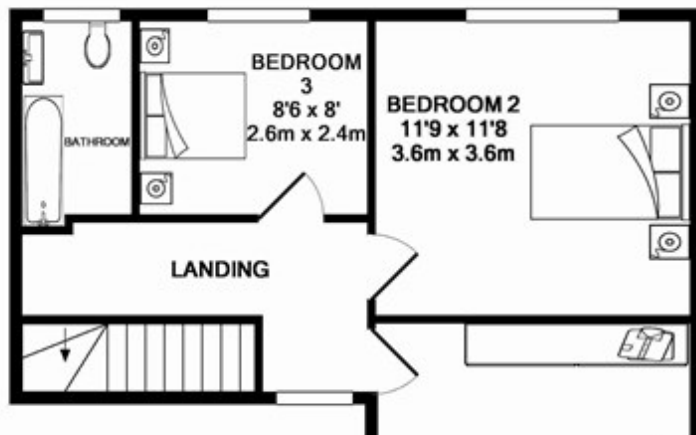
Situated in an ideal location close to Bookham Village, local schools and transport links to Guildford and London.

EPC C  
Council Tax Band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 1160 SQ.FT.  
(107.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1687 SQ.FT. (156.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

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