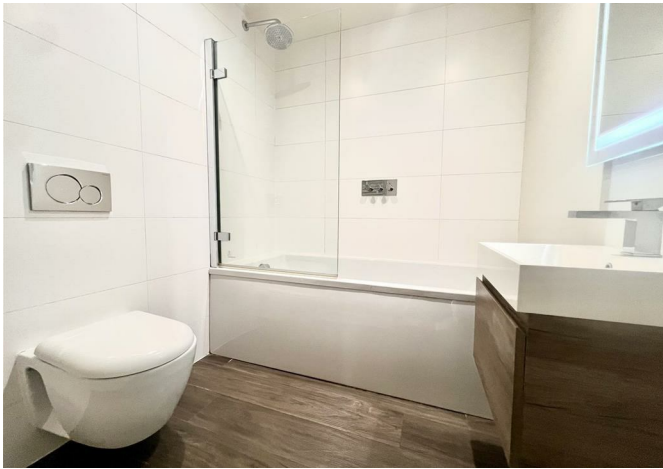




Guildford Road, Little Bookham, KT23 4HB

Available Now

£1,695 PCM



- AVAILABLE NOW
- TWO BEDROOM GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- PARKING AFTER 5PM AND WEEKENDS
- UNFURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- LUXURY BATHROOM
- AMPLE BUILT IN STORAGE
- SUIT SINGLE PERSON OR PROFESSIONAL COUPLE

## Description

A very spacious two bedroom ground floor maisonette with a private garden. The property has a modern open plan kitchen living area, two double bedrooms and a modern bathroom. Parking is offered 5.30pm-8am weekdays and weekends. Neutrally redecorated and new carpets.

### HALLWAY:

Front door opening into hallway with hard flooring. Large double and single storage cupboard housing washing machine. With large picture window with space for a desk or chair. Door leading to

### OPEN PLAN KITCHEN/LIVING AREA:

Fully fitted with a range of grey wall and base units with composite worktop and splashback. Appliances include a CDA induction hob and oven with extractor over, under counter separate fridge and freezer and bin store. Hard flooring meeting new carpet with bifolds opening out to the patio and large picture window to side aspect.

### BEDROOM 1:

Large bedroom with space for a double bed, fitted wardrobes and bifolds opening onto the patio and garden. TV aerial socket.

### BEDROOM 2:

Good size double bedroom, with window, skylight and fitted wardrobes.

### BATHROOM:

White suite comprising bath with overhead shower, vanity unit and wash hand basin, wc, heated towel rail, part tiled walls and floor. Shaver socket and

extractor fan.

### CUPBOARD:

Housing cylinder.

### OUTSIDE:

To the rear of the property there is a private garden with a large patio area and lawn. Side gate providing side access. Outside there is parking and visitors parking, to be used only by the tenants between 5.30pm-8am weekdays and weekends.

Suit professional person or couple.

## Situation

The property is situated between Bookham and Effingham Villages. The property benefits from being close to open areas, such as the National Trust Polesden Lacey and King George V playing fields.

**EPC**

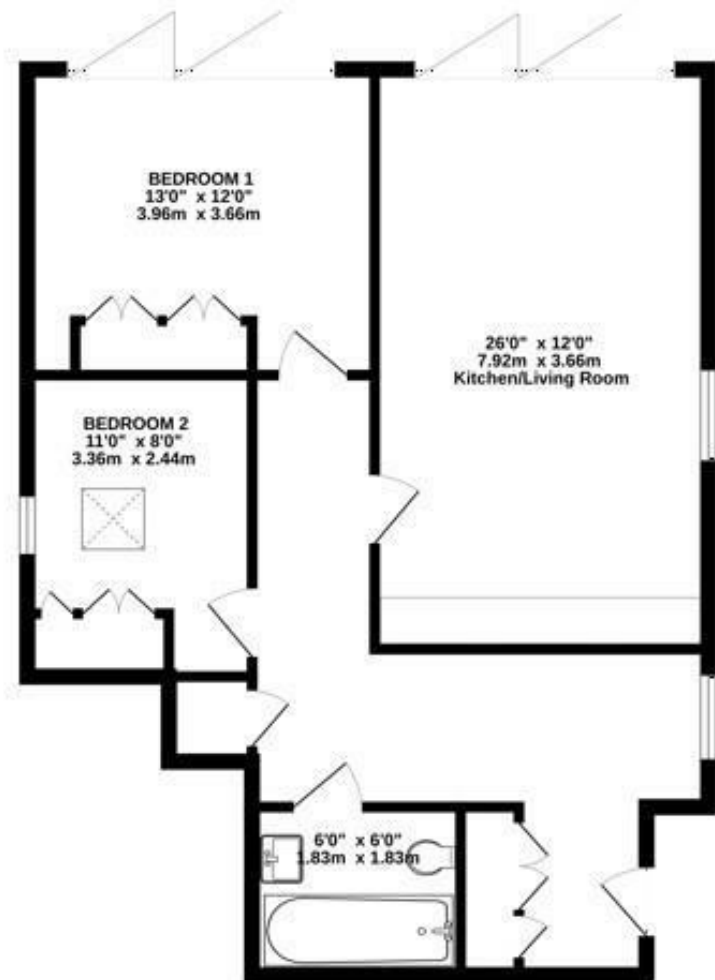
**D**

**Council Tax Band**

**8**



## GROUND FLOOR



While 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 errors, 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.

### 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

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**patrick  
gardner**  
LETTINGS