



The Lorne, Great Bookham, Surrey, KT23 4JY

Available Early May

£2,895 PCM



- UNFURNISHED
- SEMI DETACHED FAMILY HOUSE
- TWO/THREE RECEPTION ROOMS OR BED 4
- CLOAKROOM
- GARDENING SERVICE INCLUDED
- AVAILABLE EARLY MAY
- THREE GOOD SIZE BEDROOMS
- MODERN EAT IN KITCHEN
- LUXURY FAMILY BATHROOM
- IDEAL LOCATION FOR SCHOOLS AND VILLAGE

Description

An attractive and tastefully extended three/four bedroom semi detached family home in a popular residential area of Great Bookham.

Hallway with oak flooring and door to cloakroom and under stair storage

Kitchen/Breakfast Room - Modern, white shaker style range of wall and base units with black granite worktops and upstands, integrated dishwasher, free standing fridge/freezer, range cooker with extractor above, breakfast island with stalls, double doors into lounge and dining area.

Utility Room with a range of fitted base and wall units with stainless steel sink, washing machine and space for a tumble dryer. Access to rear garden.

Lounge/Dining Room

Spacious L shaped room with French doors to garden, space for a sofa and dining table/chairs.

Family Room/Bedroom Four

Ground floor reception with window to front aspect and ideal as a guest bedroom/playroom/family room.

Cloakroom

White suite comprising of wc, wash hand basin.

Master Bedroom

Double room with fitted wardrobes with sliding doors. Window to rear aspect.

Bedroom Two

Double bedroom, fitted wardrobes with sliding doors. Window to rear aspect.

Bathroom

White luxury suite comprising bath, wc, wash hand basin, double shower enclosure with rainwater shower head, fully tiled. Obscure glazed windows to front and side.

Outside

At the rear of the property there is a generous 120ft (approx) garden, mainly laid to lawn with shrub borders, and raised beds. Regular garden service included. At the front of the property, there is a shingle driveway with ample parking for several vehicles, flower bed and gates.

EPC

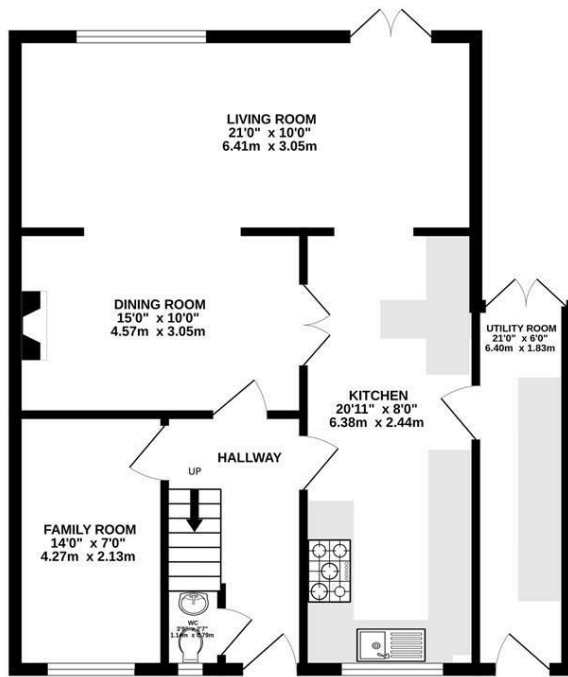
D

Council Tax Band

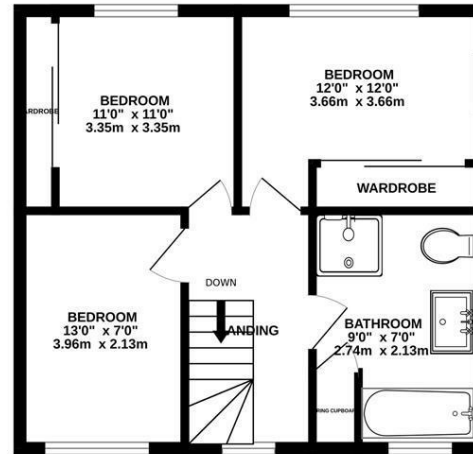
F



GROUND FLOOR



1ST 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.
Made with Metropix ©2026

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

**patrick
gardner**
 LETTINGS