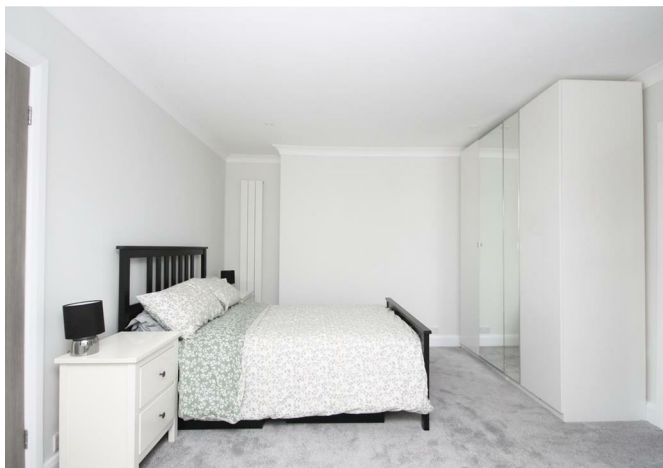




Guildford Road, Great Bookham, KT23 4LA

Available Now

£2,995 Per Calendar Month



- AVAILABLE 6TH JUNE
- FOUR BEDROOM DETACHED BUNGALOW
- PRINCIPLE BEDROOM WITH ENSUITE
- GARDEN AND SUN TERRACE
- DRIVEWAY PARKING
- UNFURNISHED
- OPEN PLAN KITCHEN/LIVING AREA
- FAMILY BATHROOM
- HOME OFFICE
- POPULAR VILLAGE LOCATION

## Description

This well presented four bedroom detached family home is situated in a sought after location, a short distance from the popular Bookham village amenities.

ENTRANCE HALLWAY: Leading to

KITCHEN/LIVING AREA: Fully fitted kitchen with plenty of eye level and under worktop cupboards for storage. Appliances include cooker and hob with extractor over, Bosch dishwasher, Samsung fridge/freezer Bosch dishwasher. Door leading to utility cupboard. Large living/dining area perfect for socialising with sliding doors to the patio. Under flooring heating.

UTILITY CUPBOARD: Fitted with Bosch washing machine.

PRINCIPLE BEDROOM: Double bedroom with wardrobes and bay window to the sun terrace. Door to  
ENSUITE: Including wet shower room, wc and wash hand basin.

BEDROOM TWO: Light and bright double bedroom with hard wood flooring and window to the rear sun terrace.

BEDROOM THREE: Light and airy with aspect to the side of the property.

STUDY/BEDROOM FOUR: Neutral carpets and decor with a window to the side of the property.

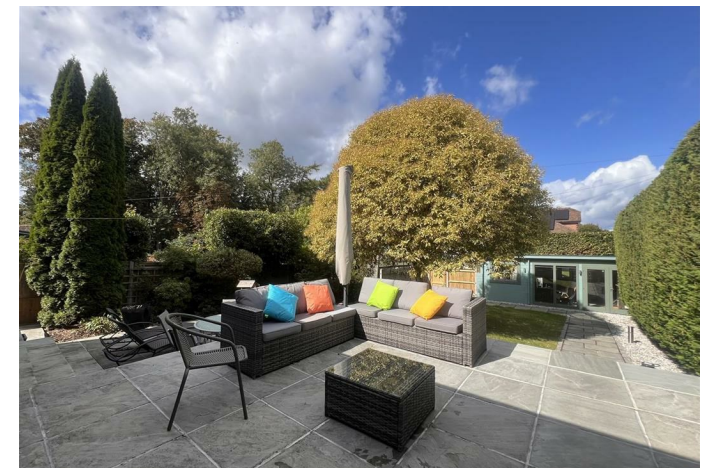
FAMILY BATHROOM: Bath with shower over, wc, and wash hand basin.

OUTSIDE: To the front and rear, there is a private rear garden - one is laid to lawn with a large patio and provides access to the home office/cabin with electrics and parking. The second private garden area provides a lovely sun terrace with access to a shed.

## Situation

Situated in the heart of Bookham, within a very short walk from Bookham village. 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** C  
**Council Tax Band** F



## Approximate Gross Internal Area 1482 sq ft - 138 sq m

Ground Floor Area 1248 sq ft – 116 sq m

Outbuilding Area 234 sq ft – 22 sq m



Outbuilding

Ground Floor

### 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, Lettings in a Box. 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**

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<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.