



Strathcona Avenue, Little Bookham, Surrey, KT23 4HW Available July/Early August

£2,395 PCM



- AVAILABLE LATE JULY/EARLY AUG
- 3 BEDROOM SEMI DETACHED HOME
- BRIGHT LIVING ROOM WITH LOG BURNER
- MODERN FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING
- UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- GENEROUS GARDEN WITH FAR REACHING RURAL VIEWS
- CLOSE TO LOCAL SCHOOLS

Description

This superb three bedroom, two bathroom semi detached home is beautifully presented throughout to a very good standard.

Hallway

With oak laminate flooring, door leading to

Living Room

Oak style laminate flooring, bright and light room with bay window to the front with shutters and wood burning stove. Doors opening into the dining room

Kitchen/Dining Room

Open plan kitchen/dining room, with space for a dining table and French doors leading to the garden. Cream high gloss kitchen with composite worktop. Appliances include Lamona induction hob, electric oven, extractor and integrated Bosch dishwasher. Kitchen Door opening out to the decking area.

Larder Cupboard

Housing Indesit Fridge/Freezer.

Stairs Rising to First Floor

Principle Bedroom

Generous principle bedroom with built in wardrobes, door leading to

Ensuite

Freestanding tub bath, separate shower cubicle, wc, and wash hand basin inset in vanity unit. Window overlooking the garden.

Bedroom Two

Double bedroom with window to front aspect.

Bedroom Three

With views overlooking the rear garden and surrounding fields.

Family Bathroom

Bath with shower over and bifold shower door, wash hand basin inset in vanity unit, wc and obscured glazed window to the rear.

Garden

Generous gardens with decking area, laid to lawn with countryside views. Rear access to the garage.

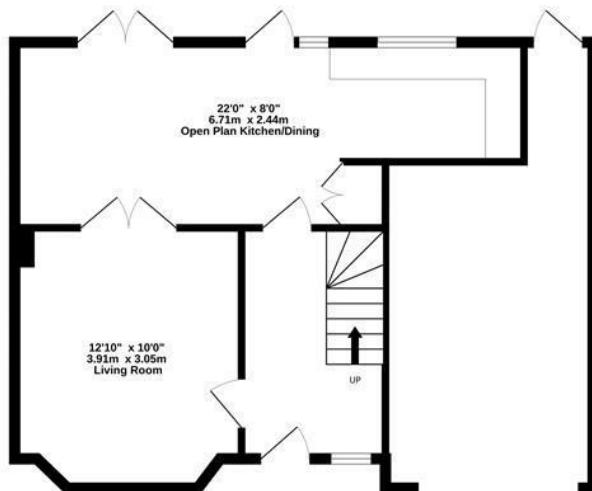
Situation

The property is situated between Bookham and Effingham Villages, with views over farmland. Close to open areas, such as the National Trust Polesden Lacey and King George V playing fields, this property is ideally located for family living.

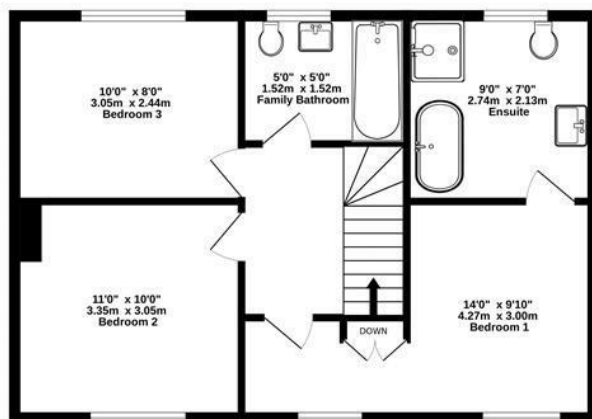
EPC D
Council Tax Band E



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

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

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