

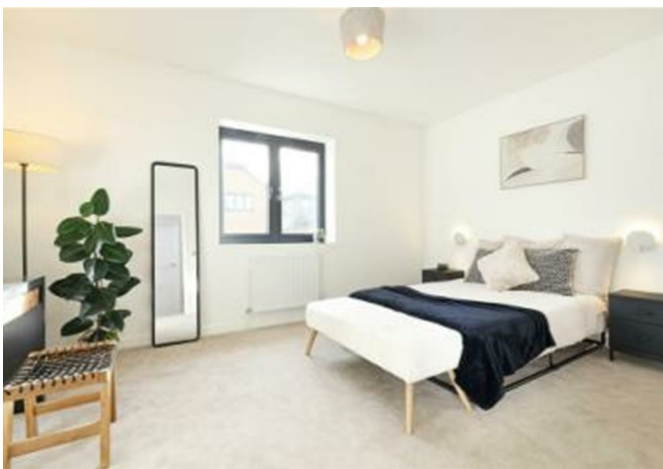


 **patrick
gardner**
LETTINGS

Chartland Close, Great Bookham, KT23 4FS

Available Now

£4,000 PCM



- AVAILABLE NOW
- NEW HOME
- OPEN PLAN LIVING/DINING
- TWO BEDROOMS WITH ENSUITES
- FAMILY BATHROOM
- UNFURNISHED
- FOUR BEDROOM DETACHED
- SEPARATE LIVING ROOM
- TWO FURTHER BEDROOMS
- GARAGE AND DRIVEWAY PARKING

Description

Situated on a prestigious development, this LUXURY BRAND NEW detached four bedroom home is a masterpiece of bespoke design, boasting a stunning specification.

ENTRANCE HALLWAY

Spacious hallway with double doors leading to the living room and door to the kitchen.

KITCHEN/DINING ROOM

Fully fitted kitchen with open-plan kitchen/dining room and bifolds out to the rear garden. Valmora units featuring soft-close, handleless units, a Quartz work surface, and Bosch integrated appliances. Door leading to.

UTILITY ROOM

Fitted utility room with door leading to side of the property.

DOWNSTAIRS WC

LIVING ROOM

Double doors opening to living area with window to the front of the property.

OAK STAIRCASE RISING TO

BEDROOM ONE

Double bedroom with window to the front of the property. Door leading to

ENSUITE

Ensuite shower room with window to the front of the property.

BEDROOM TWO

Double bedroom with window to the front of the property. Door leading to

ENSUITE

Ensuite shower room with window to the side of the property.

BEDROOM THREE

Double bedroom with velux window.

BEDROOM FOUR

Double bedroom with velux window.

FAMILY BATHROOM

Fully fitted bathroom featuring full-height, polished and textured porcelain tiles, and carefully curated Grohe and Vado fixtures and fittings. Bath, wc and wash hand basin inset in vanity unit. Heated towel rail.

OUTSIDE

To the rear of the property, the garden is laid to lawn with Indian Sandstone terrace. EV charging point to the front and driveway parking.

Furnished rooms are virtually staged

Ideal village location close to amenities including local independent shops and eateries. Good transport links to Guildford and London.

EPC

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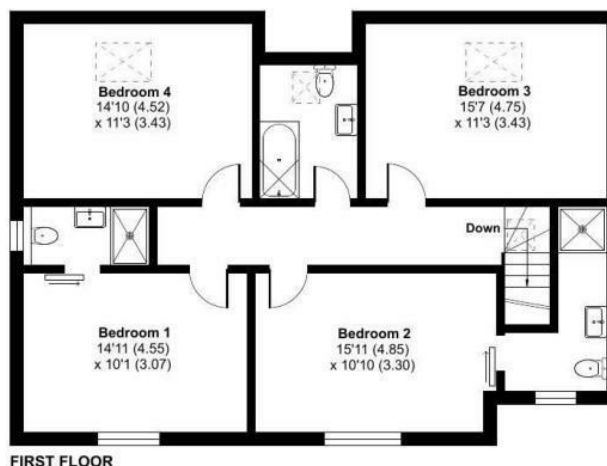
Council Tax Band

TBC





Approximate Area = 1950 sq ft / 181.1 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 2152 sq ft / 199.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1169240

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.

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.

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