



Bracken Close, Great Bookham, Surrey, KT23 3ER

Available 1st May

£1,950 pcm

Bracken Close, Great Bookham, Surrey, KT23 3ER

- AVAILABLE 1st MAY
- UNFURNISHED
- THREE BEDROOM EXTENDED FAMILY HOME
- MODERN KITCHEN/BREAKFAST ROOM
- SUNNY LOUNGE WITH DOORS TO GARDEN
- DOWNSTAIRS CLOAKROOM
- LARGE, DOUBLE ASPECT MASTER BEDROOM
- TWO FURTHER GOOD SIZE BEDROOMS
- GARDEN WITH ASTRO TURF
- ALLOCATED PARKING FOR TWO CARS



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THE PROPERTY

A beautifully extended THREE bedroom semi-detached, double fronted FAMILY home, tastefully decorated with private GARDEN and parking for two cars. Close to Bookham TRAIN Station. **MUST BE SEEN!**

ENTRANCE HALL

Bright and airy with hard flooring.

DOWNSTAIRS CLOAKROOM

White suite with wash hand basin inset in vanity unit, wc, hard flooring.

KITCHEN/BREAKFAST ROOM

Double aspect with hardflooring throughout featuring a modern white high gloss fitted kitchen with integrated appliances including slimline dishwasher, fridge and freezer, washer/dryer, gas hob/electric oven with stainless steel chimney extractor over, island with storage and seating (island stools can be left for tenant's own use as a gesture of goodwill but will not be repaired or replaced), space for dining table and chairs. French doors opening into:

CONSERVATORY/SUN ROOM

Light and airy, doubles up as a family room/home office with doors to rear garden.

LOUNGE

Beautiful double aspect room with hard flooring, windows to front and side aspect, French doors opening onto patio.

GLASS STAIRCASE RISING TO FIRST FLOOR

MASTER BEDROOM

Generously proportioned double aspect room with windows to front and rear aspect. Range of free standing wardrobes left for tenant's own use as a gesture of goodwill but will not be repaired or replaced.

BEDROOM TWO

Good size double room with fitted wardrobes, storage cupboard and window to front aspect.

BEDROOM THREE A good size with window to rear aspect.

FAMILY BATHROOM

Fully fitted white, modern with wash hand basin inset in vanity unit, wc, bath with shower over, glass shower screen, fully tiled, obscure glazed window.

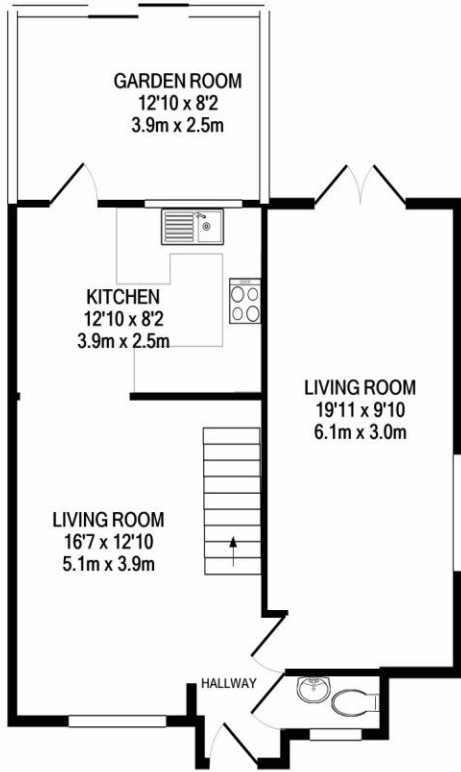
OUTSIDE

At the rear, there are two Indian stone patios (front and rear of the fully enclosed garden) with an Astro turf lawned area and shrub borders, shed, power points x 2. At the front there are two allocated parking spaces and further parking on the street subject to availability.

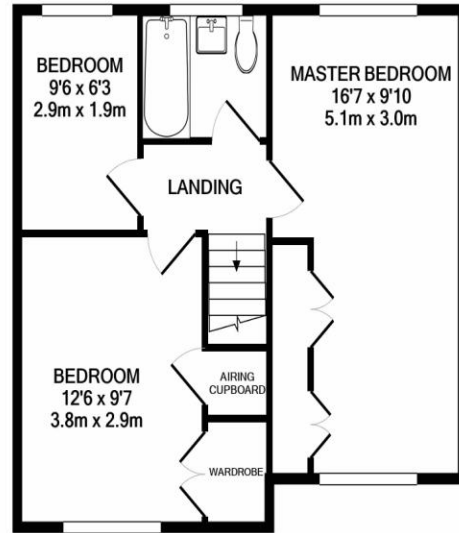
EPC: E (prior to recent works) Council Tax: D

Suit professional family. Sorry no pets preferred due to Astro turf.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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, Van Mildert. 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.

