



Post House Lane, Great Bookham, Surrey, KT23 3EA

Available 11th June 2024

£2,150 pcm

Post House Lane, Great Bookham, Surrey, KT23 3EA

- AVAILABLE 11TH JUNE
- UNFURNISHED
- THREE BEDROOM DETACHED BUNGALOW
- MODERN L'SHAPED LOUNGE/DINING ROOM
- MODERN LUXURY KITCHEN
- MODERN SHOWER ROOM
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BEDROOM THREE OR STUDY
- CONSERVATORY AND GARAGE
- VILLAGE LOCATION



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Surrey, KT23 4AD

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THE PROPERTY

A very well presented three bedroom detached bungalow, just a short walk from the amenities of Bookham Village, neutrally decorated throughout with a luxury kitchen, modern shower room, conservatory and garage.

HALLWAY

Front door leading to hallway with internal doors off. Integral door to garage.

Internal door to utility room housing washing machine and laundry area.

L'SHAPED LOUNGE/DINING ROOM

Bright and airy, double and aspect lounge/dining area, with large picture window overlooking the rear garden. Patio door to conservatory.

CONSERVATORY

With doors opening into the garden.

LUXURY KITCHEN

Galley style, modern units with Silestone Eco worktops and upstands, integrated appliances including full size fridge, electric Siemens hob, Siemens oven and built in microwave, stainless steel sink with Quooker Hot Tap, door to side passage with cat flap.

MASTER BEDROOM

Good size double room with window to front aspect and range of fitted wardrobes.

BEDROOM TWO

Good size double room with window to front aspect and range of fitted wardrobes.

BEDROOM THREE OR STUDY

Neutrally decorated with window to side aspect.

SHOWER ROOM

Modern white suite comprising wc, wash hand basin, double shower enclosure (no bath) with mains operated shower, hard flooring, waterproof wall panels, obscure glazed window to side aspect.

OUTSIDE

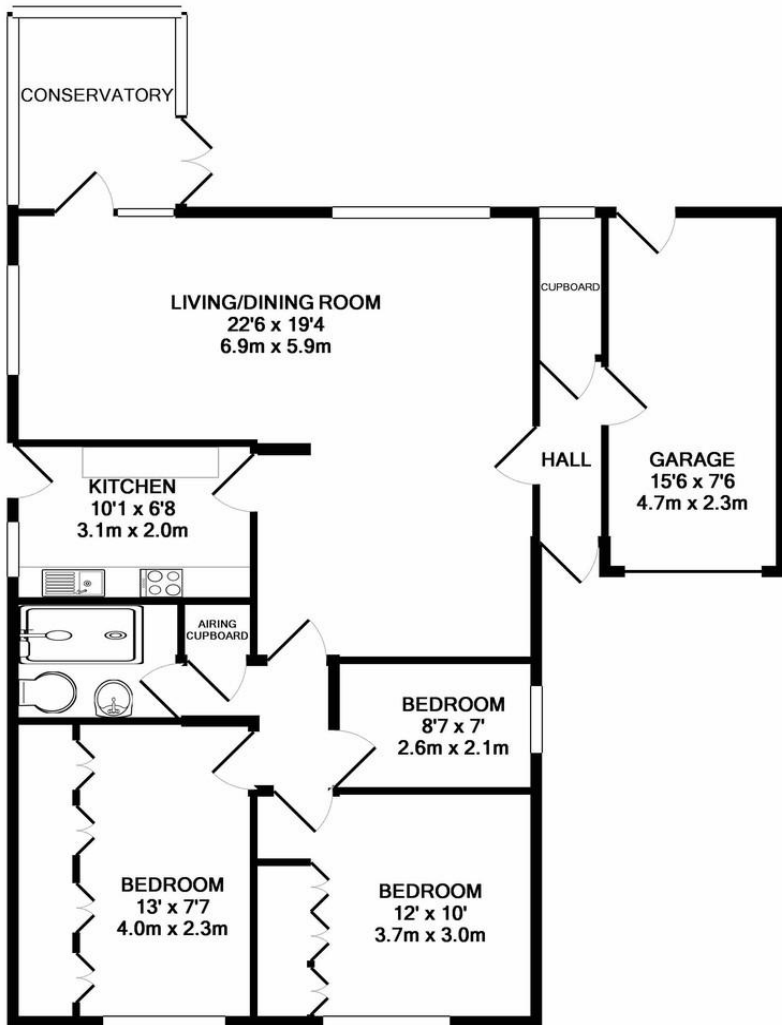
The front of the property is mainly laid to lawn accessed by a long driveway providing ample parking for several cars. Garage with up and over door with door to garden.

At the rear of the property, there is a beautifully landscaped garden mainly laid to lawn with shrub borders.

Council Tax Band: E

EPC: D





TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.1 SQ.M.)

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 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 Tenant Services. 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.