



Dowlans Road, Bookham, Surrey, KT23 4LF

Available 3rd April 2024

£2,950 pcm

Dowlans Road, Bookham, Surrey, KT23 4LF

- AVAILABLE 3RD APRIL
- UNFURNISHED
- FOUR BEDROOM DETACHED CHALET STYLE HOUSE
- KITCHEN WITH APPLIANCES
- BATHROOM AND SHOWER ROOM
- UTILITY ROOM
- FOUR GOOD SIZE BEDROOMS
- MANAGEABLE REAR GARDEN
- OFF STREET PARKING AND GARAGE
- SOUGHT-AFTER VILLAGE LOCATION



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THE PROPERTY

A lovely family four bedroom detached chalet style home with a modern bright and airy kitchen, two bathrooms, neutral décor and carpets. Garage and parking. Sought-after village location. MUST BE SEEN!

ENTRANCE HALL

Front door leading to spacious entrance hall with internal doors off. Cloaks cupboard.

NEW KITCHEN/BREAKFAST ROOM

Fully fitted with a range of wall and base units and integrated appliances. Island, space for table and chairs, opening into dining area with sliding patio doors to garden.

LOUNGE

Double doors opening into bright double aspect room with sliding patio doors to garden.

SHOWER ROOM

White suite comprising wc, wash hand basin, double shower enclosure, part tiled, obscure glazed window to side aspect.

UTILITY ROOM

Range of wall and base units with sink and access to garden.

BEDROOM FOUR

Large double room to front aspect. Could also double up as an additional reception room, study or guest bedroom.

STAIRS RISING TO FIRST FLOOR

MASTER BEDROOM

Good size double room with eaves storage.

BEDROOM TWO

Good size double room with eaves storage.

BEDROOM THREE

Large single room.

FAMILY BATHROOM

White suite comprising wc, wash hand basin, bath with shower over, glass shower screen, heated towel rail, obscure glazed window.

OUTSIDE

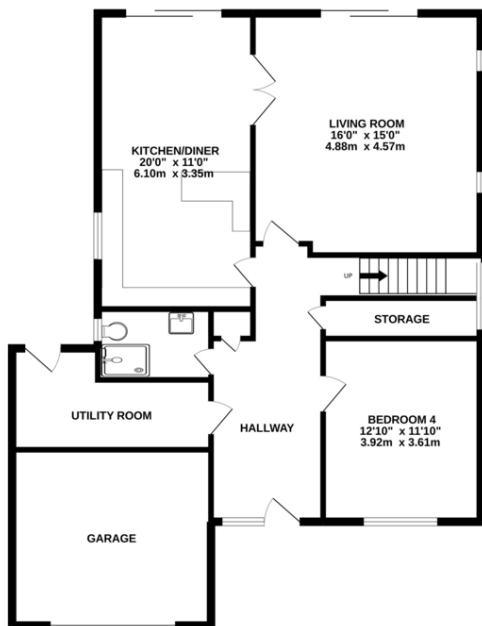
The front of the property is mainly laid to lawn. There is ample parking and access to garage with up and over door. Side access. The rear of the property is mainly laid to lawn with a new patio.

Council Tax Band: G

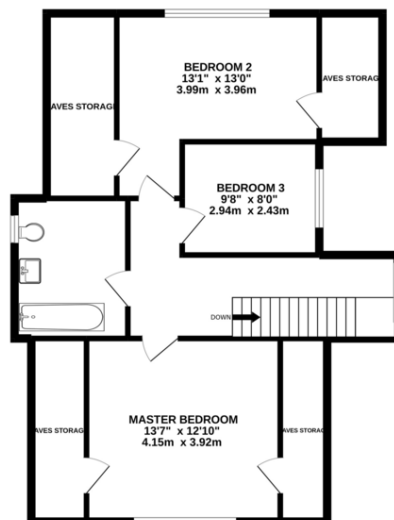
EPC: C



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 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.

