



Durleston Park Drive, Great Bookham, KT23 4AJ

Available 23rd November

£2,995 pcm

Durleston Park Drive, Great Bookham, KT23 4AJ

- AVAILABLE 23rd November
- UNFURNISHED
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- FORMAL SITTING AND DINING ROOM
- RECENTLY REDECORATED THROUGHOUT
- RECENTLY FITTED CARPETS
- LARGE MASTER WITH ENSUITE
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- GARAGE AND PARKING



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208
bookhamlettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

A four bedroom detached property, situated in the heart of Bookham village, close to local schools and the high street. The property has recently undergone a programme of refurbishment including new decor and new carpets throughout. Pretty garden, garage and off road parking. GARDENER INCLUDED.

HALLWAY

Generous in size with polished parquet flooring. Large under stairs cupboard.

LOUNGE

Recently carpeted and decorated, triple aspect room with sliding doors at the rear leading to the patio. Feature fireplace.

KITCHEN/BREAKFAST ROOM

Open plan kitchen/diner with hard flooring, sliding doors leading onto the patio.

DINING ROOM

Dining room with parquet flooring leading to

UTILITY ROOM

With recent fitted vinyl. Fitted with sink and washing machine, access to the garage. Secondary fridge.

CLOAKROOM

With wc and wash hand basin.

MASTER BEDROOM

Double room with fitted wardrobes and neutral carpet.

ENSUITE

White suite comprising wash hand basin, wc, shower enclosure and obscured glazed window.

BEDROOM 2

Good size double room to front aspect with fitted wardrobes.

TOILET

WC, obscured glazed window.

FAMILY BATHROOM

White suite comprising wc, wash hand basin, bath with shower over, glass shower screen, heated towel rail, part tiled, window to front aspect.

BEDROOM 3

Good size double room to front aspect with fitted wardrobes.

BEDROOM 4

Double with fitted wardrobes and rear aspect.

OUTSIDE

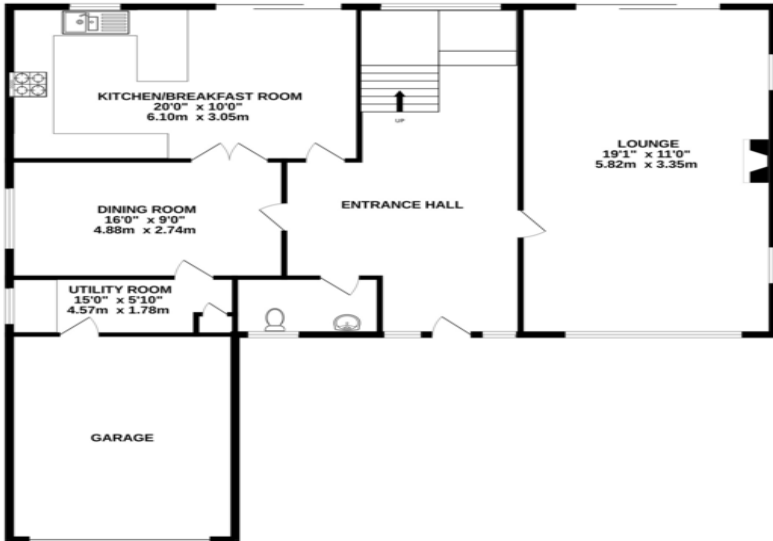
Generous gardens to front and rear, some areas laid to lawn with shrub borders. Gardener included in the rent. Gated side access leads to the rear patio which adjoins the house. Garage and off street parking for multiple cars.

EPC – C

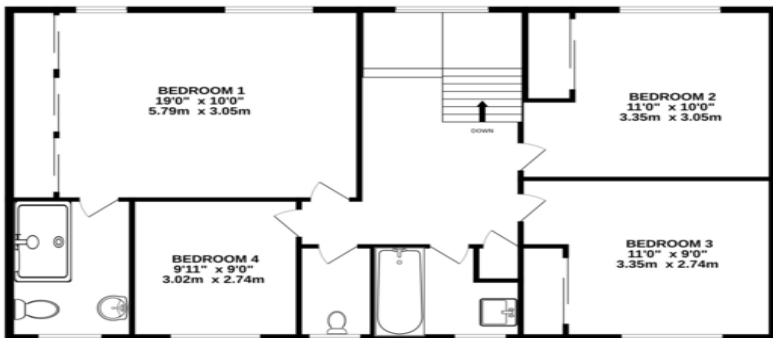
Council Tax Band - G



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.
Made with Metropix ©2023



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.