



Chilmans Drive, Bookham, Surrey, KT23 4BX

Available NOW

£2,795 pcm

Chilmans Drive, Bookham, Surrey, KT23 4BX

- AVAILABLE NOW
- UNFURNISHED
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN WITH INTERGRATED APPLIANCES
- TWO RECEPTION ROOMS
- PRINCIPLE BEDROOM WITH ENSUITE
- PRETTY GARDEN
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS
- PETS CONSIDERED



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208

bookhamlettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

DO NOT MISS THIS LOVELY FAMILY HOME: Located in a quiet cul-de-sac is this **FOUR bedroom detached property, situated in the heart of Bookham village, close to local schools and the high street. Pretty garden, garage and off road parking. SOME SEASONAL GARDENING INCLUDED.**

KITCHEN

Modern kitchen, fully fitted with cream shaker style units and granite worktops and a range of integrated and standalone appliances including induction hob with extractor over, Neff microwave and double oven, fridge and freezer additional fridge, dishwasher, washing machine and dryer. Breakfast bar with space for stools. Double doors leading out to the patio.

LOUNGE

Bright front aspect room with bay window to the front and gas fireplace. Double doors leading to

DINING ROOM

Spacious dining room with parquet flooring and rear aspect window.

CLOAKROOM

Wc and wash hand basin.

BEDROOM 1

Principle bedroom with range of fitted wardrobes.

ENSUITE

White suite comprising wash hand basin inset in vanity unit, wc, and double shower enclosure. Heated towel rail, part tiled with an obscured glazed window.

BEDROOM 2

Large double bedroom with rear aspect window overlooking the garden.

BEDROOM 3

Generous single bedroom with rear aspect window overlooking pretty garden.

BEDROOM 4

Single bedroom with rear aspect window overlooking the garden.

FAMILY BATHROOM

White suite comprising wc, wash hand basin inset in vanity unit, bath with mains operated shower over, heated towel rail, part tiled, double aspect obscured glazed windows.

OUTSIDE

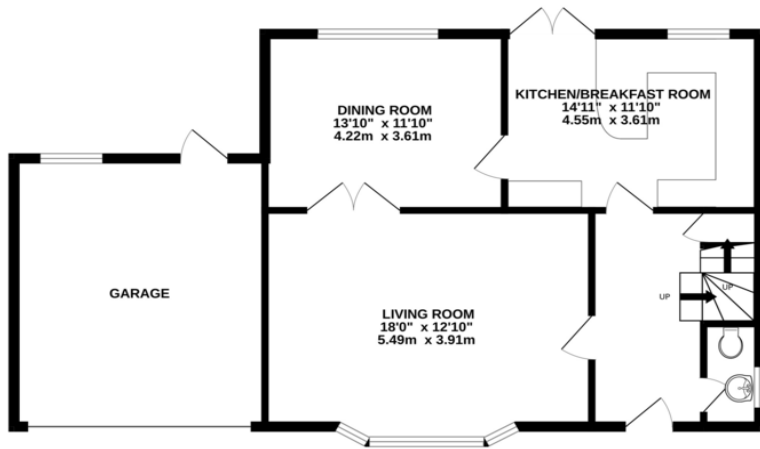
Pretty gardens to front and rear. The front driveway benefits from shingle with shrub borders. The rear garden is mostly laid to lawn with shrub borders. Gated side access leads to the rear patio which adjoins the house. Garage and large driveway for multiple cars.

EPC – E

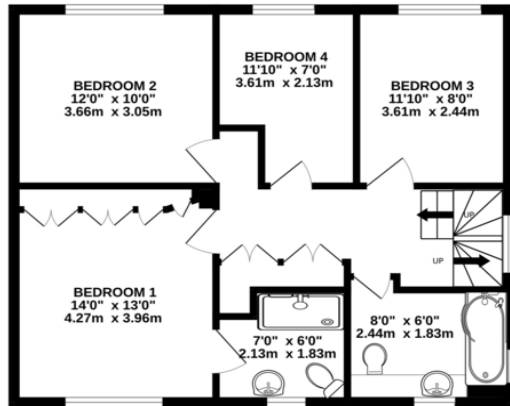
Council Tax Band - G



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.