



Dowlans Road, Great Bookham, Surrey, KT23 4LE

Available 4th November by negotiation

£3,750 pcm

Dowlans Road, Great Bookham, Surrey, KT23 4LE

- AVAILABLE 4th NOVEMBER (by negotiation)
- UNFURNISHED
- ARCHITECTURALLY DESIGNED 4 BED FAMILY HOME
- FABULOUS STYLISH KITCHEN/DINING AREA
- THREE FURTHER RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- LUXURY FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN, GARAGE AND PARKING
- SOUGHT AFTER SURREY VILLAGE & LOCAL SCHOOLS
- IDEALLY SITUATED FOR LEATHERHEAD/GUILDFORD AND M25 FOR AIRPORTS



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THE PROPERTY

A stunning, light and bright four-bedroom detached family home pleasantly situated in a quiet residential road, close to the amenities of Great Bookham. The property is very well presented throughout and will benefit from new decoration throughout. This property offers substantial modern family living accommodation with some beautiful architectural features. Early viewing is recommended to appreciate the size and quality of the property in this highly sought-after Surrey village.

A Spacious entrance hall leads to:

KITCHEN/DINER:

Luxury fitted granite kitchen with a full range of appliances, island and space for a large table and chairs in dining area. French doors opening out to a paved terrace and lovely garden.
Utility Room.

LOUNGE:

Light and airy with fireplace and feature bay window.

FAMILY ROOM:

Ideal space for a multitude of uses including play room, tv room or formal dining room.

STUDY:

With fitted bookshelves and cupboards.

Downstairs cloakroom.

Stairs leading to first floor:

MASTER BEDROOM:

Light and airy with an ensuite shower room.

BEDROOMS:

Three double bedrooms.

BATHROOM:

Luxury family bathroom with bath and separate shower cubicle.

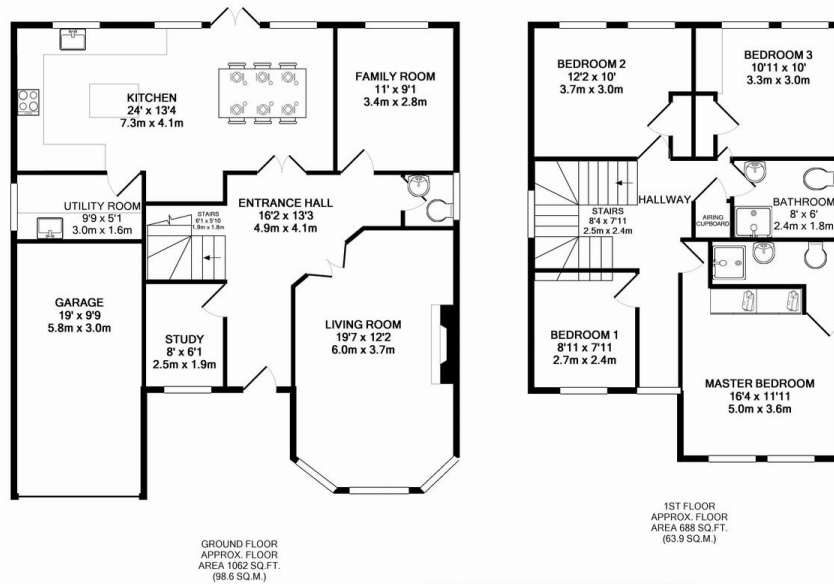
Outside the rear garden is mainly laid to lawn with shrub borders, a spacious patio area and shed. To the front there is a garage and a sweeping paved driveway and parking for several cars.

Council tax G

EPC: B

Sorry, no pets.





GROUND FLOOR
APPROX. FLOOR
AREA 1062 SQ.FT.
(98.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1750 SQ.FT. (162.6 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.

