



The Street, Effingham, Surrey, KT24 5LU

Available NOW

£1,895 pcm

The Street, Effingham, Surrey, KT24 5LU

- AVAILABLE NOW
- UNFURNISHED
- THREE BEDROOM TOWNHOUSE
- BRIGHT AND LIGHT LIVING/DINING AREA
- NEW LUXURY BATHROOM SUITE
- PRETTY GARDEN
- GARAGE (STORAGE)
- OFF ROAD PARKING SPACE
- VILLAGE LOCATION
- CONVENIENTLY LOCATED FOR THE A3



43 High Street, Bookham
Surrey, KT23 4AD

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

THE PROPERTY

A conveniently located three bedroom semi-detached town house situated in the sought-after Surrey village of Effingham. This charming home has gone through tasteful refurbishment and offers bright and airy, accommodation with a brand new luxury bathroom and neutral décor throughout. A particular feature is the pretty private garden accessed from the kitchen on the first floor or the side of the property. Garage storage and parking. Must be seen!

ENTRANCE HALL

Spacious hallway with new neutral decoration. Stairs rising to the first floor.

BATHROOM

Brand new, luxury bathroom suite comprising wc and wash hand basin inset in vanity unit. Bath, luxury shower over, with handheld rainwater head and bifold shower screen. Heated towel rail and obscure glazed window. Storage/airing cupboard.

KITCHEN

Fitted kitchen with a range of base and wall cupboards with laminate worktop over. Under counter fridge and separate freezer. Electric hob to be replaced.

Door leading to rear garden.

LIVING/DINING ROOM

Large and bright with large front aspect window. New neutral carpets to be fitted.

LANDING

Large storage cupboard and stairs rising to the second floor.

PRINCIPLE BEDROOM

Double bedroom with rear aspect window and large storage cupboard.

BEDROOM TWO

Double bedroom with front aspect window and storage cupboard.

BEDROOM THREE

Bedroom with front aspect window.

REAR GARDEN

Gated access to the garden from the side of the property. Garden laid to lawn, with flower borders.

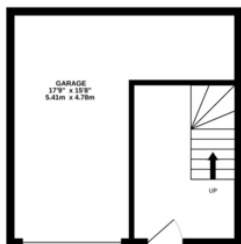
GARAGE

Good sized garage with washing machine.

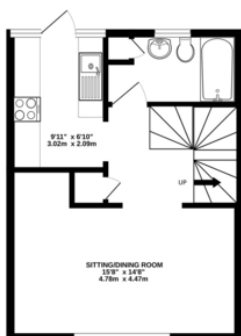
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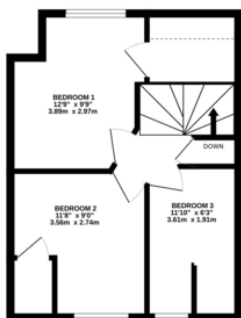
GROUND FLOOR



1ST FLOOR



2ND 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.