



Maddox Lane, Little Bookham, Surrey KT23 3BT

Available Now

£1825pcm

Maddox Lane, Little Bookham, Surrey, KT23 3BT

- UNFURNISHED
- AVAILABLE NOW
- TWO BEDROOM WING OF LUXURY BARN CONVERSION
- BESPOKE HANDMADE KITCHEN
- LOUNGE/DINING ROOM WITH VAULTED CEILING
- UTILITY ROOM
- GF PRINCIPLE BEDROOM & SHOWER ROOM
- FIRST FLOOR BEDROOM & SHOWER ROOM
- SOME UNDERFLOOR HEATING
- PATIO, GARDEN & SHED
- TWO PARKING SPACES
- CLOSE TO BOOKHAM TRAIN STATION



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THE PROPERTY

A superb two bedroom, two bathroom wing of a stunning barn conversion benefitting from a handmade bespoke luxury kitchen and lounge with vaulted ceiling.

PORCH AREA

Front door leading to spacious carpeted hallway.

KITCHEN

Bespoke, luxury handmade light wood kitchen with integrated appliances including Bosch Fridge/Freezer, eye level Bosch electric oven and microwave and gas hob. There are plenty of wall and under counter cupboards and storage, with Quartz effect worktop. Hard wood/tiled flooring. Sliding doors open into:

LOUNGE/DINER

A stunning space with a beautiful vaulted ceiling with beams and French doors to patio and garden. Stable door to side access. Two skylights that are South facing have electronically-operated blinds. Wood flooring, fitted wood shelving and woodburner.

UTILITY ROOM

Fully fitted utility room with washing machine, dryer, sink and plenty of cupboards and storage.
Door to side garden and patio area.

PRINCIPAL BEDROOM

Double aspect double room with fitted wardrobes.

BATHROOM

Walk in double shower cubicle, wc, wash hand basin inset in vanity unit, mirrored cabinet and heated towel rail.

STAIRS RISING TO FIRST FLOOR

Landing with airing cupboard housing tank and steps to storage space.

BEDROOM 2

Double room with reduced head height. Small walk in shelving cupboard and under eaves storage. Wood flooring.

BATHROOM

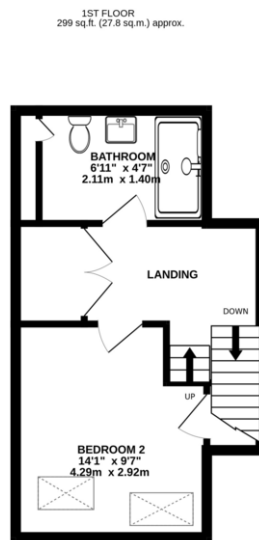
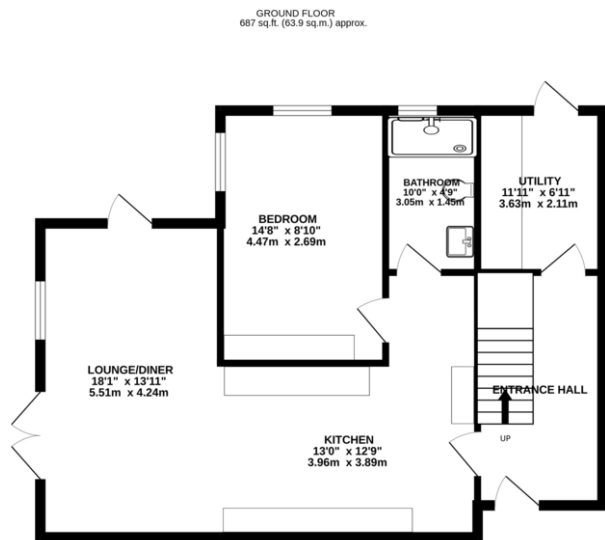
Good size tiled bathroom with double shower cubicle, wash hand basin, wc and heated towel rail.

OUTSIDE

To the front of the property there is parking for two cars. To the side of the property, there is a small lawned area, patio and shed. The rear garden is divided between the adjoining property and has a patio area and is mainly laid to lawn with raised vegetable beds.

EPC: TBC. Council Tax: D. Suit couple. Unsuitable for pets.





TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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.

