



Lower Road, Little Bookham, Surrey, KT23 4EF

Available NOW

£4,200 pcm

Lower Road, Little Bookham, Surrey KT23 4EF

- AVAILABLE NOW
- UNFURNISHED/PART FURNISHED
- BESPOKE THREE BEDROOM FAMILY HOME
- LUXURY KITCHEN/BREAKFAST TOOM
- THREE RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH DRESSING ROOM
- LUXURY FAMILY BATHROOM & ENSUITE
- SECURE GATED ACCESS, WALLED GARDEN
- HEATED SWIMMING POOL COMPLEX
- MUST BE SEEN!



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Surrey, KT23 4AD

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THE PROPERTY

NEW TO THE LETTINGS MARKET is this stunning bespoke, three bedroom family home with secure gated access and a heated swimming pool complex (pool maintenance included).

HALLWAY

The front door opens into an inviting hallway with underfloor heating.

CLOAKROOM

White suite with obscure glazed window.

SITTING ROOM

Over 32ft in length, open plan to dining area with doors into the conservatory. Feature fireplace, double aspect.

STUDY

Good size, with a window to front aspect.

KITCHEN/BREAKFAST ROOM

Fully fitted with a range of modern white base and wall units, a wealth of integrated appliances and ample worktops for

UTILITY ROOM

Fully fitted with a range of modern wall and base units housing a washing machine and sink. Rear door to garden.

STAIRS RISING TO FIRST FLOOR

Superb oak staircase opening onto a bright and airy landing with access to the roof space via a drop-down ladder.

PRINCIPAL BEDROOM AND DRESSING ROOM

The principal bedroom, to the front aspect, is spacious and leads to a luxury ensuite and separate fitted dressing room.

ENSUITE

Luxury white suite comprising wc, wash hand basin inset in wall hung vanity unit, bath with hand-held shower, double shower enclosure, obscure glazed window.

BEDROOM TWO & BEDROOM THREE

Both good size doubles.

FAMILY BATHROOM

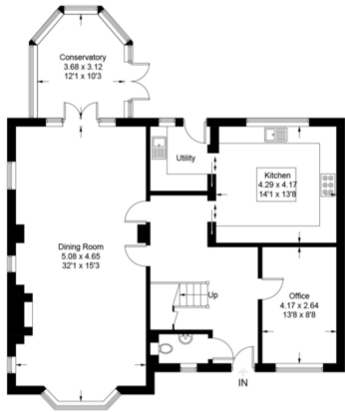
Luxury white suite comprising wash hand basin inset in vanity unit, bath with hand held shower, shower cubicle with mains operated shower, part tiled, obscure glazed window.

OUTSIDE

The property is approached by electric gates and brick walling which offers a great deal of privacy. There is a triple garage with electric up and over doors. Garden and mature shrub borders (regular gardening included). Detached heated swimming pool with changing room and plant room, composite decking for summer dining. **EPC: C COUNCIL TAX: G**



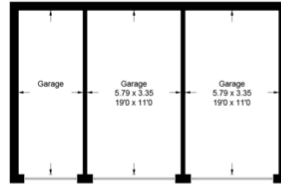
Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft
 Garage = 54.4 sq m / 585 sq ft
 Pool Room = 65.4 sq m / 704 sq ft
 Pump Room = 5.9 sq m / 63 sq ft
 Total = 331.8 sq m / 3570 sq ft



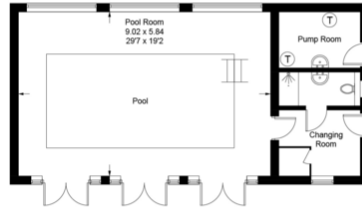
Ground Floor



First Floor



Garage
 (Not Shown in Actual Location / Orientation)



Pool Room
 (Not Shown in Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1064562)
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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.

