



**The Garstons, Bookham, Surrey KT23 3DT**

**£1995 PCM**

## The Garstons, Bookham Surrey KT23 3DT

- Available 14th September
- Unfurnished
- Chalet property in popular road
- Four bedrooms
- Three modern bathrooms
- Recently refurbished kitchen
- Multi room sound system
- Easy to maintain garden and two sun terraces
- Extensive off street parking
- Double glazed throughout
- Catchment for the Howard of Effingham School
- Easy access to Bookham Station and the M25



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### The Property

Entrance Porch leading to entrance hall: With oak laminate flooring, understairs storage cupboard and built in cloaks cupboard. Door to:

Ground floor shower Room with basin, w.c, fully tiled shower cubicle and mirrored wall unit.

Living Room 14'7 x 14'7 oak laminate flooring, 'Jetmaster' open fireplace with oak surround, recesses ceiling spotlights and double doors leading to:

Kitchen/Breakfast Room 14'8 x 10': New kitchen with a range of matching base and wall units and all new appliances.

Breakfast Area: With room for a table, fully tiled floor, recessed spotlights and double glazed sliding doors to rear terrace and garden.

Dining Room 10'10 x 8'7: With oak laminate floor.

Ground Floor Bedroom 3: 11'9 x 11'8: With built in wardrobe.

Ground Floor Bedroom 4: 11'7 x 8'5: With built in wardrobe cupboard.

Stairs to First Floor Landing: With two automatic blinds (remote timer/rain sensor), airing cupboard and additional storage space.

Master Bedroom 19'6 x 14'3: double aspect room with bench seating with storage, ample space for free standing furniture, eaves storage and arch to:

Dressing area: 5'6 x 5'4: With hanging and storage space.

Ensuite Shower Room: With walk in shower, feature wash hand basin, w.c, ladder style radiator, and single stereo ceiling speaker.

Bedroom 2: 13'5 x 8'2: With eaves storage and ample space for furniture.

Family Bathroom: Three piece suite with basin, w.c and bath with mixer tap and body jets and independent overhead shower with shower screen.

Garage: With up and over door, power and light and workshop area. Further built in storage area to the rear of garage.

Garden 51' x 45': With terrace and sunken fish pond

Extensive off street parking. Well behaved pets considered.

Council Tax: Band F. Energy Band: D.

### The Situation

Situated on a popular residential road close to Bookham village. Local amenities include a wide range of shops from bakers, butchers, fishmongers, greengrocer, post office, cafes and two small supermarkets. There is also a bank, library doctor and dentists surgeries.

Nearby is a wealth of open countryside, much of which is green belt and owned by the National Trust, including Polesden Lacey.

With excellent transport links and good access to Guildford, Leatherhead and Dorking while the M25 is a short drive away which connects to both Heathrow and Gatwick airports.

Nearby state schools include the Polesden Lacy Infant School, Eastwick Primary School, The Dawnay Primary School and the Howard of Effingham Senior School.



## INFORMATION FOR TENANTS

### References

We use the referencing company, FCC Paragon. 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 one and a half months rental is held during the tenancy against damage and dilapidation (where the landlord has agreed to a pet, a higher deposit may be required). Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

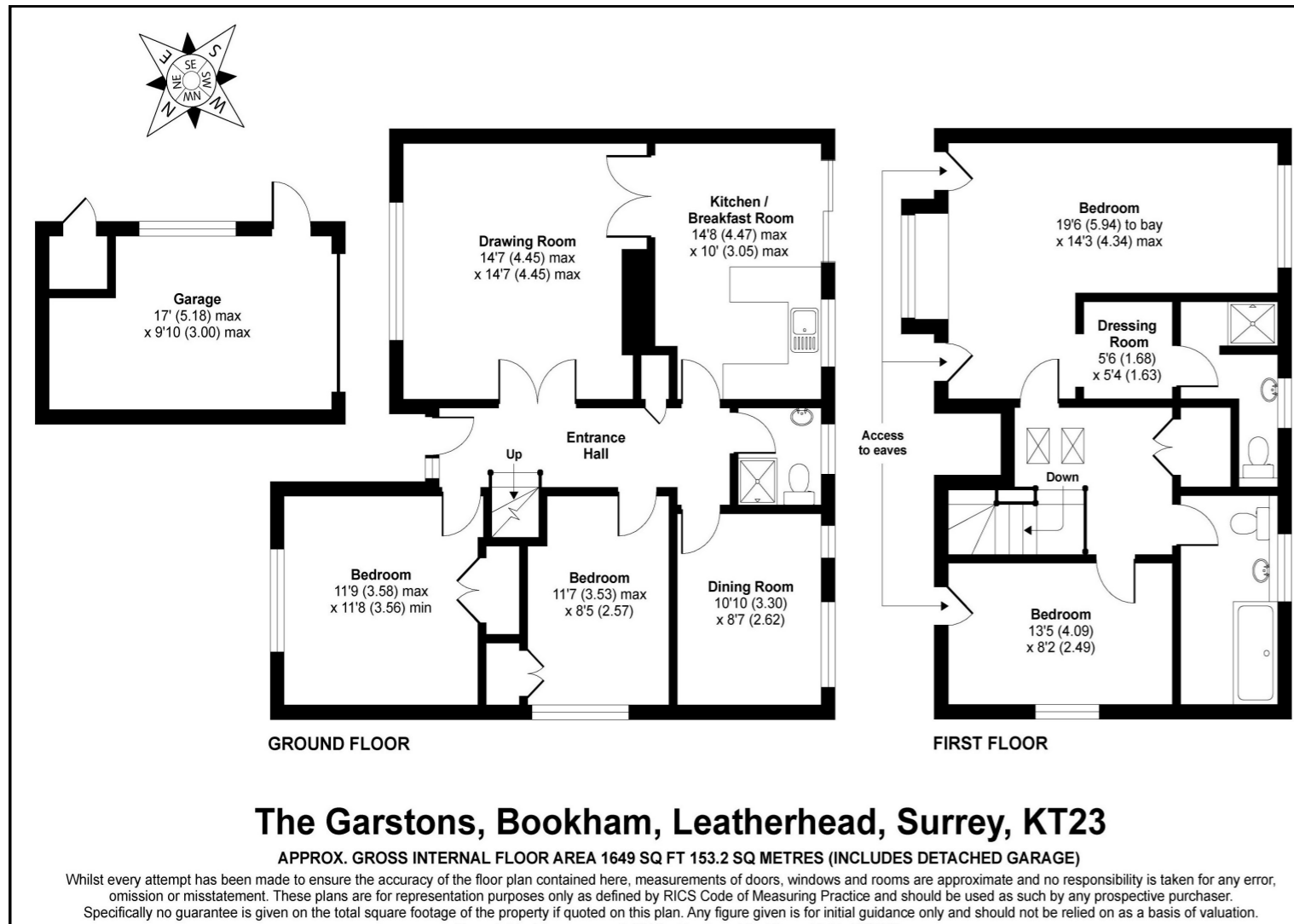
### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the tenant. The landlord will bear the cost of check-out at the end of the tenancy and it is the tenant responsibility to ensure the property is returned in the same condition as at check-in.

### Fees and Charges

Should your offer be agreed and you decide to proceed with a tenancy you will be liable for the following:

References per person (including guarantor)	£50.00 (inc VAT)
Contribution to cost of Tenancy Agreement	£96.00 (inc VAT)
Inventory check-in	£TBC depending on the size of the property
Renewal documentation (paid at time of renewal)	£45.00 (inc VAT)



We require an upfront fee of **£200** (for properties up to £2000 pcm) or **£500** (for properties over £2000 pcm) at the beginning of negotiations. This amount will be deducted from your total invoice 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**.

To pay by Debit or Credit card over the telephone please call 01372 360444 (please be aware **Credit cards** are subject to a **2% fee**)

