



Strathcona Avenue, Little Bookham, Surrey, KT23 4HR

Available 22ND July 2024

£2,150 pcm

Strathcona Avenue, Little Bookham, Surrey, KT23 4HR

- AVAILABLE 22ND JULY
- UNFURNISHED
- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN WITH APPLIANCES
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- EASY TO MAINTAIN REAR GARDEN
- OFF ROAD PRKING FOR TWO CARS
- IDEAL LOCATION FOR LOCAL AMENITIES
- CLOSE TO EFFINGHAM JUNCTION STATION



43 High Street, Bookham, Surrey, KT23 4AD

Tel 01372 452208

bookhamlettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

This superb three bedroom, two bathroom semi-detached FAMILY home is beautifully presented throughout to a very good standard. The property further benefits from a modern kitchen with appliances and a separate dining room. It is situated in the perfect location for The Howard of Effingham Senior School and just a short drive from Effingham Jct Train Station.

DOUBLE GLAZED ENTRANCE HALL TO:

CLOAKROOM: White wc, and wash hand basin, obscure glazed window.

LIVING ROOM: Comprises spacious double aspect living area with neutral walls, wood effect laminate flooring, attractive, decorative stone hearth fireplace and French doors to the patio and garden.

KITCHEN: A particular feature with a modern range of high gloss white wall base wall units, four ring gas hob, electric oven, with extractor over, integrated washing machine, dishwasher, fridge/freezer, and beige marble effect floor. Rear aspect to garden.

DINING ROOM: Front aspect with neutral walls, wood effect laminate flooring, and small cupboard for storage.

MASTER BEDROOM: Neutral walls and carpet, window to front aspect.

BEDROOM TWO: Window to rear aspect. Neutral walls and carpet. Fitted double wardrobes, door to ensuite.

ENSUITE: White suite comprising wc, wash hand basin, shower enclosure.

BEDROOM THREE: Window to front aspect. Neutral walls and carpet.

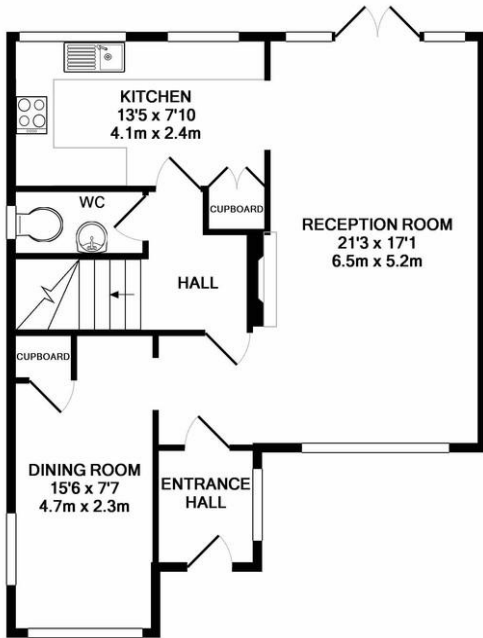
BATHROOM: White bathroom suite with wc, wash hand basin, bath with shower over, and extractor. Window to rear aspect.

GARDEN: Easy to maintain garden, mainly laid to lawn, grey slate patio with shed and summer house.

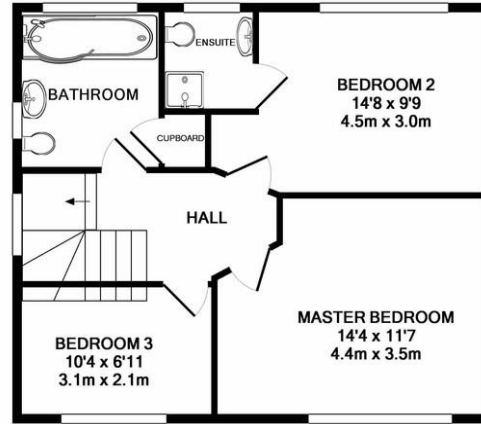
EPC: Band C Council Tax: Band E

Suit professional couple and families. Pets considered.





GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (107.0 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
Made with Metropix ©2019

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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, Van Mildert. 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.

