



Eastwick Road, Great Bookham, Surrey, KT23 4BA

Available 4<sup>th</sup> January

£1,750 pcm

Eastwick Road, Great Bookham, Surrey, KT23 4BA

- UNFURNISHED
- AVAILABLE 4<sup>TH</sup> JANUARY
- CHARMING CHARACTER PROPERTY
- TWO BEDROOMS, TWO BATHROOMS
- EAT IN, SHAKER STYLE KITCHEN WITH WOODBURNER
- 23FT LOUNGE/DINING ROOM/STUDY
- USE OF COURTYARD – OUTDOOR SEATING AREA
- ALLOCATED PARKING SPACE
- MUST BE VIEWED TO APPRECIATE THE SIZE
- VILLAGE LOCATION



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### THE PROPERTY

A very special and charming two bedroom, two bathroom character property, situated in the heart of Bookham Village presented in immaculate order throughout. The property benefits from very spacious living accommodation all on one floor and includes a magnificent 23ft split level lounge/dining room, a generous farmhouse-style kitchen/breakfast room with woodburner, two double bedrooms (master with ensuite) and family bathroom. Outside there is parking for one car and shared use of an outdoor seating area.

### HALLWAY

Front door leading to hallway with Karndean hard flooring.

### KITCHEN/BREAKFAST ROOM

Farmhouse-style, fully fitted with cream Shaker-style base and wall units with wood-effect worktops over and tiled splashbacks, electric hob and oven, dishwasher, washing machine, window overlooking rear courtyard, UPVC door to rear, woodburning stove, space for breakfast table and chairs.

### LOUNGE/DINING ROOM

Magnificent split level, double aspect lounge/dining room, newly decorated in Farrow & Ball.

### MASTER BEDROOM

Good size double room with window to rear aspect. Opening into:

### ENSUITE

Recently fitted white suite comprising wash hand basin inset in vanity unit, wc, double shower enclosure with mains operated shower, fully tiled, obscure glazed window to rear.

### BEDROOM TWO

Stunning double aspect room with bay window to front aspect.

### FAMILY BATHROOM

Recently fitted white suite comprising wash hand basin inset in vanity unit, wc, bath with mains operated shower over, fully tiled, obscure glazed window to rear aspect.

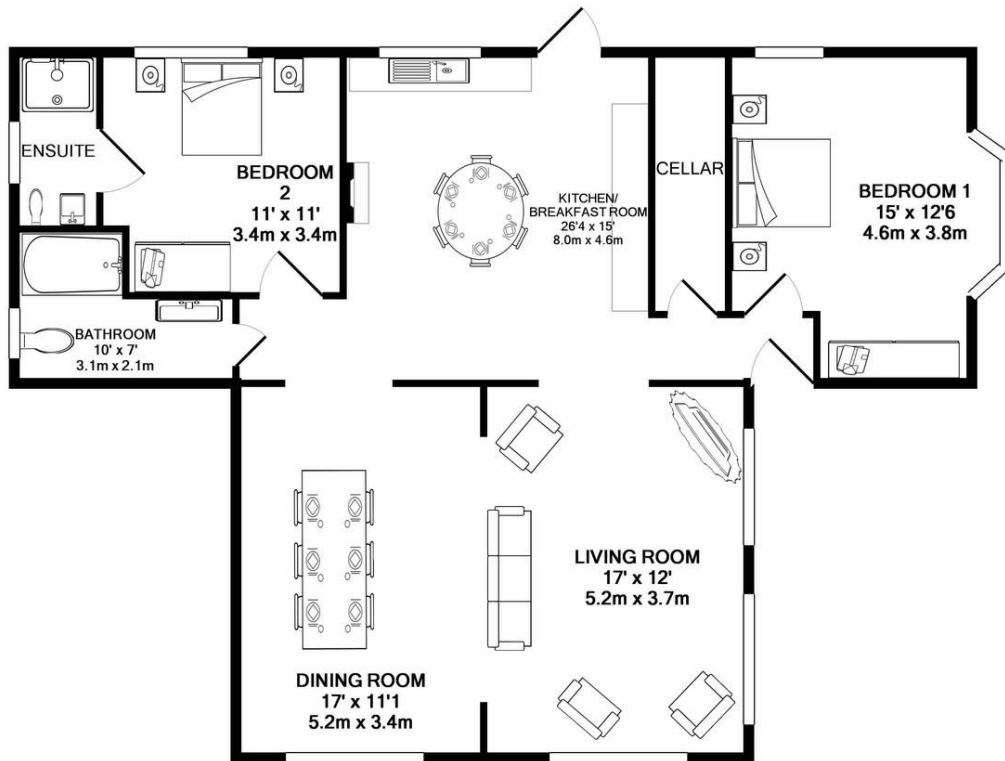
### OUTSIDE

At the rear of the property there is a small, pretty courtyard garden, shared by arrangement with one other property with a small seating area. This can be accessed via the rear kitchen door.

At the front of the property there is allocated parking for one vehicle.

EPC: D  
Council Tax: D  
Sorry no pets





TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 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  
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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.

