



**Chilmans Drive, Great Bookham, Surrey, KT23 4BX**

**Available mid June**

**£1395 PCM**



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- Available mid June
- Unfurnished
- Linked semi detached house with garage
- Lounge with sliding doors to stunning garden
- Fitted kitchen with appliances
- Guest cloakroom
- Two double bedrooms
- Modern bathroom suite
- Beautifully landscaped gardens, backing South West
- Garage with front and rear access
- Sought after quiet location, close to local shops and amenities of Bookham Village
- Conveniently situated for Guildford, Leatherhead, Kingston and the M25 for Gatwick and Heathrow



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### **The Property**

**A charming two double bedroom linked semi detached house with garage, parking and delightful gardens backing south west, in this sought after location only 5/10 minutes walk from the ever popular Bookham village.**

A part glazed front door with a canopy leads into a bright and airy hallway with internal doors off.

**Cloakroom:** including a wc, wash hand basin inset in a vanity unit, and obscure glazed window to front aspect.

**Kitchen:** fully fitted with a range of wall and base units with laminate worktop over and tiled splash-backs, appliances included, window to front aspect.

**Lounge/Dining Room:** with hard flooring, large storage cupboard and sliding patio doors to rear garden.

**Stairs rising to first floor:**

**Bedroom One:** Double room with substantial fitted wardrobes and window to front aspect.

**Bedroom Two:** Double room with storage cupboard and window to rear aspect.

**Bathroom:** white suite comprising wc, wash hand basin, bath with shower over, heated towel rail.

**Outside:** there is a stunning South West facing landscaped rear garden with a patio providing outdoor space for a table and chairs, and access to the garage.

At the front, there are mature shrubs, access to the garage and parking for one vehicle.

**Council Tax:** E

**EPC:** TBC.

### **Situation**

Bookham Village Centre provides a diverse range of traditional shops including two butchers, a family run fishmonger's, greengrocer's, supermarket and post office. There are four local pubs, a library, doctors' and dentists' surgeries within walking distance of the property.

The area generally abounds with a wealth of open countryside much of which is in the Green Belt and owned by the National Trust. Nearby recreational facilities include Bocketts Farm, Polesden Lacey, the private members Nuffield Health Club in central Leatherhead, the newly refurbished leisure centre at Fetcham Grove and a wide range of golf clubs including Effingham, Tyrells Wood and the RAC Country Club at Epsom.

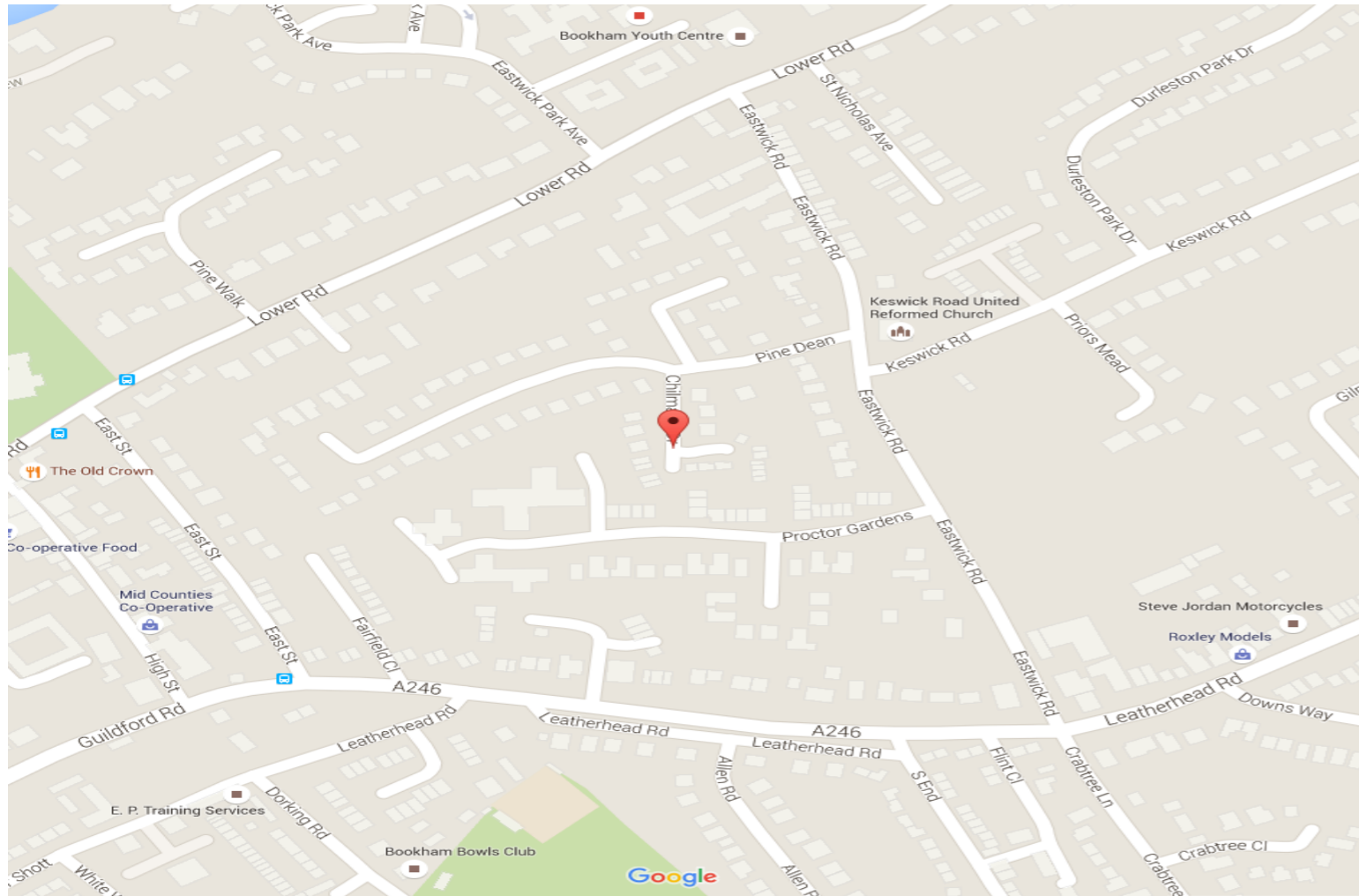
The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports. Frequent rail services to London, Guildford and Leatherhead are available from Bookham station. Nearby you also have Cobham, just over 5 miles away and Guildford within eleven miles.











## 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.

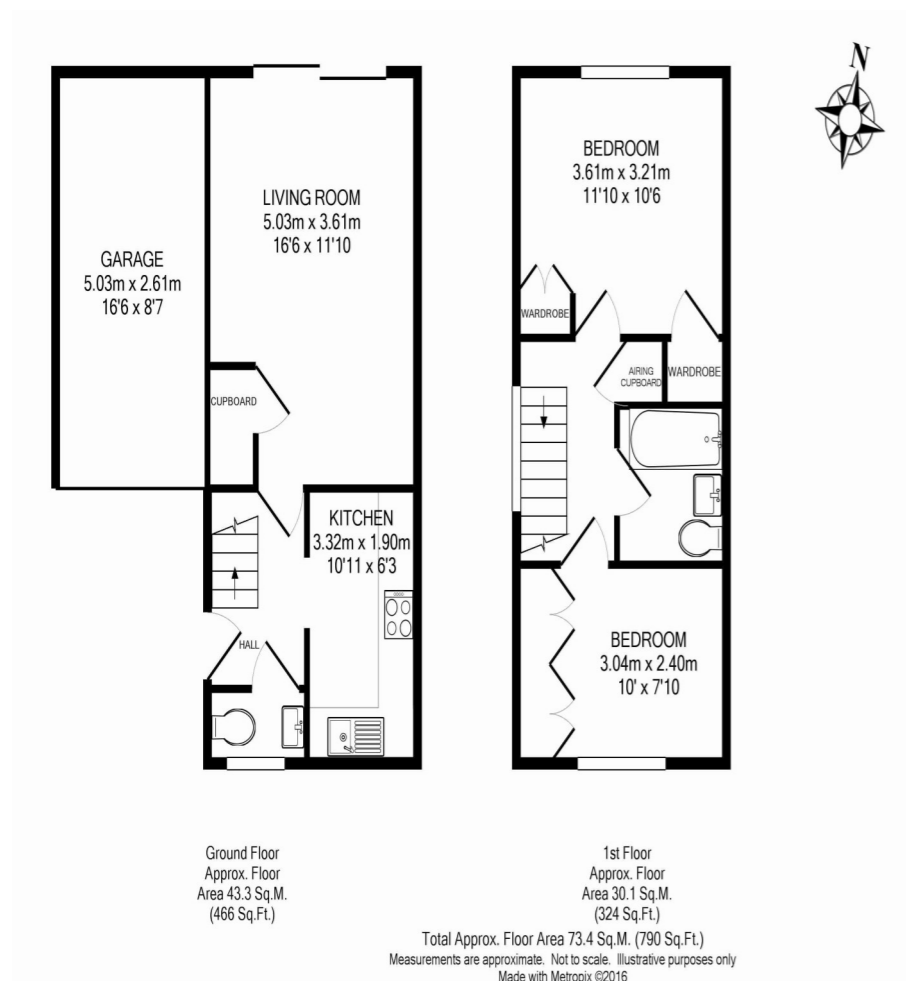
### Fees and Charges

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**)



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