

Eastwick Road, Great Bookham, KT23 4BA

Available November 2026

£1,600 PCM









- AVAILABLE NOVEMBER 2026
- CHARMING CHARACTER PROPERTY
- TWO BEDROOM FIRST FLOOR MAISONETTE
- LARGE LIVING ROOM
- ALLOCATED PARKING TO THE REAR
- UNFURNISHED
- RECENTLY REDECORATED THROUGHOUT
- SEPARATE KITCHEN
- USE OF COURTYARD SEATING AREA
- VILLAGE LOCATION

Description

A very special and charming two bedroom character property, situated in the heart of Bookham Village.

ENTRANCE HALLWAY
Door opening to the entrance hallway, with stairs rising to the first floor.

KITCHEN
A spacious and bright kitchen with a range of white high gloss base and wall units. Appliances include gas cooker with extractor over. New hotpoint fridge freezer and new AEG washing machine. Window to side aspect.

LIVING ROOM
Light and bright with expansive window, brick fireplace.

BEDROOM ONE
Double bedroom with window to side aspect. Storage cupboard in eaves.

BEDROOM TWO
Double bedroom with window to front aspect and storage cupboard.

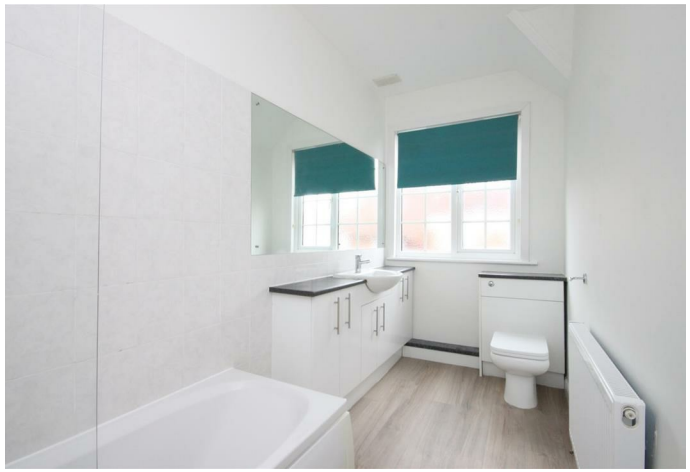
BATHROOM
Modern bathroom suite with new flooring. Shower over bath, wc and wash hand basin inset in vanity unit providing ample storage. Obscure glazed window.

OUTSIDE
To the rear of the property, there is parking for two cars and shared use of a courtyard garden.

Situation

Situated in the heart of the village, within walking distance to the high street and it's local amenities.

EPC	E
Council Tax Band	D



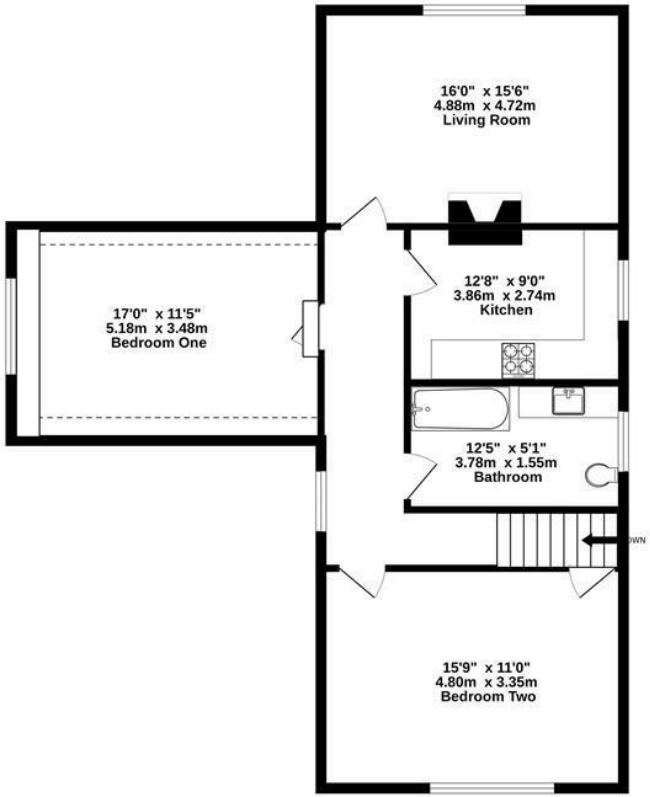




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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 Referencing. 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

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
https://www.patrickgardner.com/

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