



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM
KT23 4AA
SALES:
01372 457011
LETTINGS:
01372 455244

3 BRIDGE STREET
LEATHERHEAD
KT22 8BL
01372 374806

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN
KT3 3QL
020 8942 7733

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

**CHARTERED
SURVEYORS**

**RESIDENTIAL &
COMMERCIAL
ESTATE AGENTS**

**PROPERTY
MANAGEMENT**

**RESIDENTIAL
LETTINGS**

**VALUERS &
DEVELOPMENT
CONSULTANTS**

**15 WESTFIELD DRIVE
BOOKHAM
KT23 3NU**



£2,500 PCM

Detached Bungalow • Patio • Front And Rear Garden
Three Bedrooms • Three Reception Rooms • Cul De Sac
Master Bedroom • En Suite Shower • Lounge
Kitchen/Breakfast Room • Bathroom • Good Decorative Order
Patio Doors • Parking For Several Vehicles
Contact The Agent For Viewing • Viewing Highly Recommended

www.hugginsedwards.co.uk

15 WESTFIELD DRIVE, BOOKHAM

SITUATED in a residential cul de sac about two miles from Bookham Village and within walking distance of Bookham Common and Station. Bookham Common which is looked after by the National Trust provides acres of mature Woodland with many miles of Bridleways and Public footpaths. Bookham Village is within easy reach and offers a comprehensive range of local shops including two Supermarkets, a Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall. The area is served by a selection of schools catering for all age groups, Churches of various denominations, main bus routes and Bookham and Effingham Junction main line stations provide regular services into Central London (Waterloo/Victoria). The main Town Centres of Dorking, Epsom, Kingston and Guildford are all within a 10 - 15 mile radius.

An ATTRACTIVE DETACHED BUNGALOW which has been remodelled and modernised to provide a light and spacious modern layout with quality fixtures and fittings throughout. The property now offers 3 double bedrooms, two fully tiled en suite shower rooms and a luxury family bathroom. There is a superb and comprehensively equipped fitted Kitchen/Dining room which enjoys a delightful outlook over the rear garden with bi fold doors opening onto the patio. In addition, there is a separate utility room and 21 ft lounge which opens into a family room and also overlooks the rear garden. The property has been re wired, a new gas central heating system installed and features new internal light wood doors and brushed chrome sockets and light switches to the reception hall, lounge, kitchen/dining room and family room as well as polished porcelain tiled floors to the reception hall, kitchen/dining room and utility room. Outside the property benefits from sealed unit double glazed windows, soffits, fascias and downpipes, wide blocked paved driveway, full width paved patio and secluded garden. An internal inspection is HIGHLY RECOMMENDED to appreciate this beautifully presented home.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **RECEPTION HALL**
- **LOUNGE** 21'10" x 11'10" (6.65m x 3.61m)
- **FAMILY ROOM** 10'8" x 9' (3.25m x 2.74m)
- **KITCHEN/BREAKFAST ROOM** 21'5" x 10'10" (6.53m x 3.30m)
- **UTILITY ROOM** 10'10" x 6'11" (3.30m x 2.11m)
- **MASTER BEDROOM** 11'11" x 11'10" (3.63m x 3.61m)
- **EN-SUITE SHOWER ROOM**
- **BEDROOM 2** 12'11" x 9'10" (3.94m x 3m)
- **EN-SUITE SHOWER**
- **BEDROOM 3** 9'10" x 8' (3m x 2.44m)
- **BATHROOM**
- **OUTSIDE**
- **GARAGE/GYM/HOBBY ROOM** 11'8" x 7'2" (3.56m x 2.18m)
- **FRONT GARDEN**
- **REAR GARDEN**

15 WESTFIELD DRIVE, BOOKHAM

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient – lower running costs			Very environmentally friendly – lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		82	(69-80) C		78
(55-68) D	69		(55-68) D	64	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient – higher running costs			Not environmentally friendly – higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Deposit and Administration Fees:

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BEFORE YOU MOVE IN

SET UP FEE

£300 For Up To Two Tenants

- Referencing up to two tenants: identity, immigration and visa confirmation, financial credit checks, obtaining references from employers/landlords, any other relevant information to assess affordability.
- Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

ADDITIONAL TENANT FEE

£50 Per Additional Tenant

- Processing the application, associated paperwork and referencing

GUARANTOR FEE

£50 Per Guarantor (If Required)

- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

ACCOMPANIED CHECK-IN FEE

£85 - £150 (Depending On Property Size)

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

TENANCY SECURITY DEPOSIT

Variable Amount Depending On Property Size

- This will be protected in a Government-authorised Tenancy Deposit Scheme and may be returned at the end of the tenancy.

PET DEPOSIT

Returnable Additional Security Deposit Of 50% Of Monthly Rental Amount (Where Applicable)

- To cover the additional risk of property damage. This will be protected along with your Security Deposit in a Government-authorised scheme

DURING YOUR TENANCY

AMENDMENT FEE: £100

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

RENEWAL FEE: £50

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

FUTURE LANDLORD REFERENCE FEE

No Charge

- Collating information and preparing a reference for a future landlord or letting agent

UNPAID RENT/RETURNED PAYMENTS

Interest Charged At 5% Above Bank Of England Base Rate From Date Due

PROFESSIONAL CLEANING

- **£180 - £700** (Depending On Property Size)
- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

(All Prices Include VAT)

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

Bookham Office: **01372 455244** lettings@hes-bookham.co.uk

Website: www.hugginsedwards.co.uk



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