



1 Lyngarth Close, Great Bookham, Surrey, KT23 4BF

Offers Over £650,000





- FOUR BEDROOM SEMI-DETACHED HOUSE
- LIGHT AND AIRY SITTING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- FRONT AND REAR GARDENS
- WALK TO NORBURY PARK
- FULL FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- THREE FURTHER GOOD SIZE BEDROOMS
- GARAGE & PARKING
- EASY REACH OF SHOPS & SCHOOLS

## Description

This superb 4 bedroom semi-detached house set within a select cul-de-sac within easy reach of Norbury Park, excellent schools and just a 6 minute walk to local village shops. Conveniently for the purchaser the property is offered with no on-going chain.

The accommodation comprises an inviting hallway and useful cloakroom. The kitchen/breakfast room boasts a fully fitted with a range of quality kitchen cabinets with complementary granite worksurfaces and stainless steel appliances. A light and airy lounge features to the rear.

The principle bedroom features a shower room en-suite and fitted wardrobes. There are three further good sized bedrooms and a family bathroom.

The property also benefits from front and rear gardens along with a garage and parking to the rear.

## Situation

Lyngarth Close is a small development of just ten homes located off the Guildford Road. The property is located just three quarters of a mile from Bookham High Street where you will find a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, a small supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

The larger towns of Leatherhead and Guildford can be found approximately 3 and 15 miles away respectively.

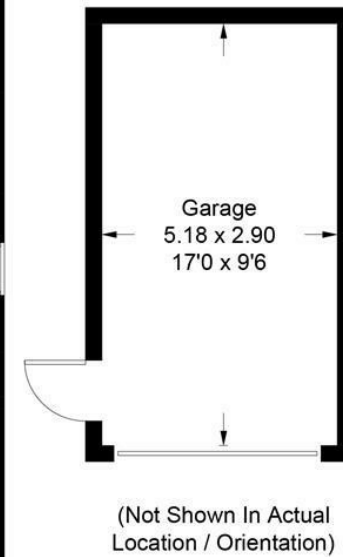
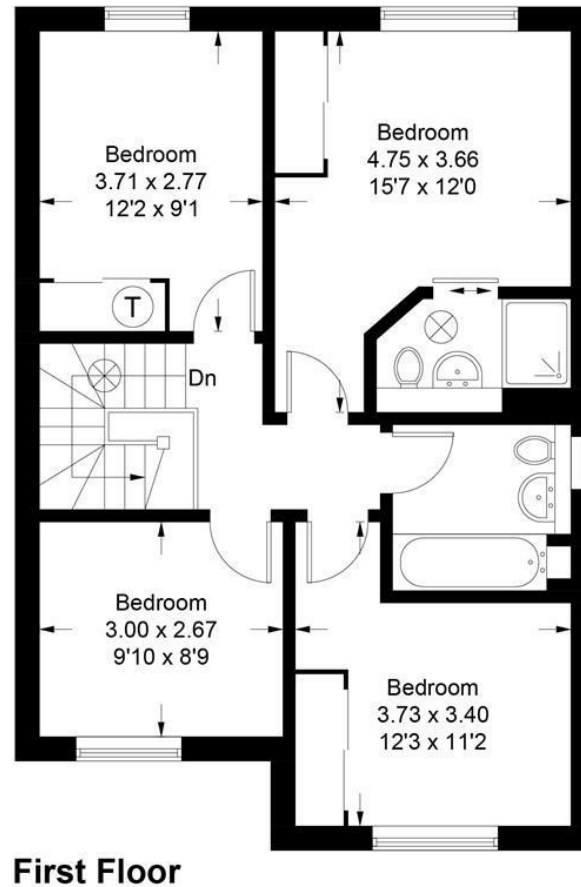
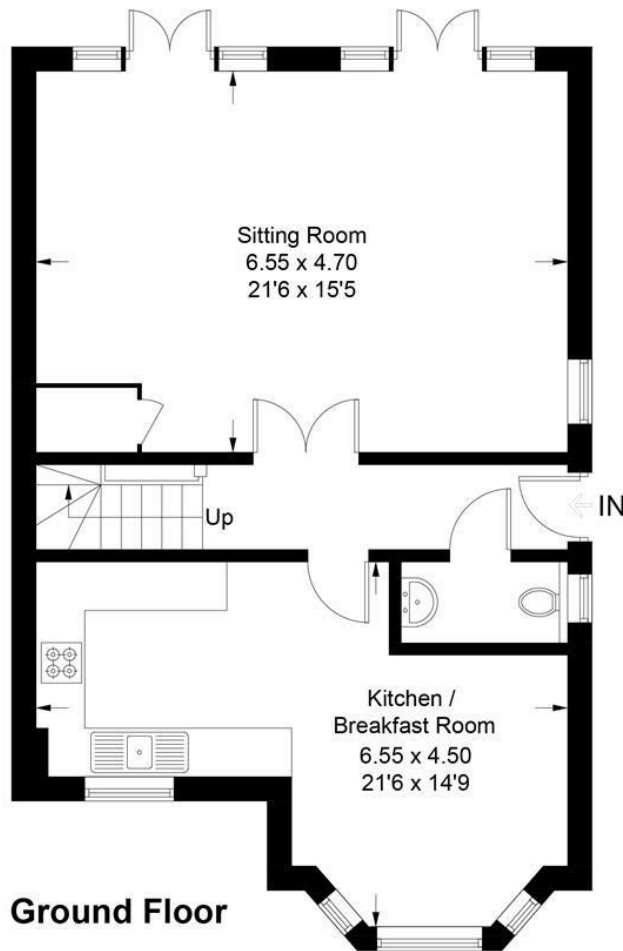
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore and Effingham Golf Club while Bookham Common and Norbury Park are easily accessible.

Tenure	Freehold
EPC	C
Council Tax Band	F
Private Road Charge	£200 per annum





Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 138.6 sq m / 1491 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID935183)  
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