



1 Lyfield Court, Great Bookham, Surrey, KT23 3BG

Price Guide £700,000



- 3 BEDROOM
- OAK VENEER INTERNAL DOORS
- SHAKER STYLE KITCHEN WITH COMPOSITE STONE WORKTOPS
- POLISHED CHROME DOOR FURNITURE
- LANDSCAPED FRONT AND REAR GARDENS
- 2 BATH
- INTEGRATED WASHER/DRYER
- INTEGRATED SIEMENS AND CDA APPLIANCES
- ENERGY EFFICIENT SOLAR PANELS
- WALK TO SHOPS & AMENITIES

Description

This three bedroom semi-detached house provides well balanced, family accommodation over two floors. This includes a superb kitchen/breakfast room to the front of the property with large bay window overlooking the front garden, a lateral lounge to the rear which provides excellent space in which to relax and entertain and a wonderful sun room to maximise the Southwest Aspect of the garden. There is also a ground floor cloak room.

On the first floor there are three good sized bedrooms and two bathrooms with one of those being the en-suite to the principal bedroom.

The front and rear gardens are fully landscaped. The property also has 2 allocated parking spaces and access to 3 visitor spaces.

Tenure	Freehold
EPC	B
Council Tax Band	E
Residents Charge	£712.50 to be paid every 6 months (1st January & 1st July)

Situation

Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

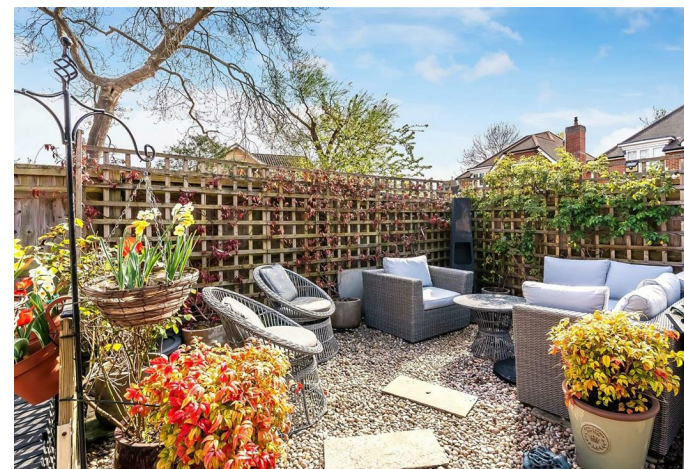
Bookham train station is a short walk, providing services to London and Guildford.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham.

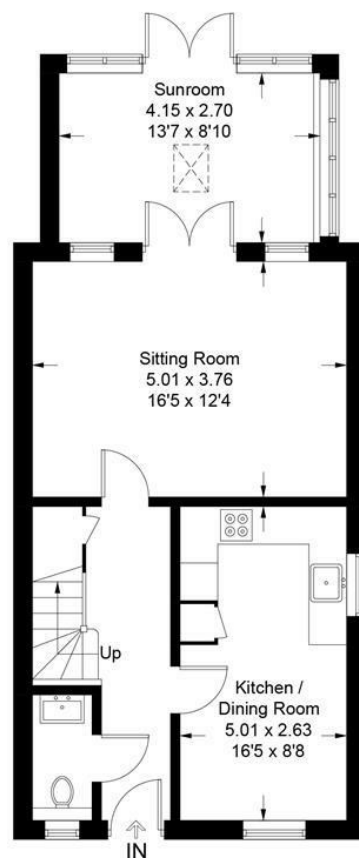
The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

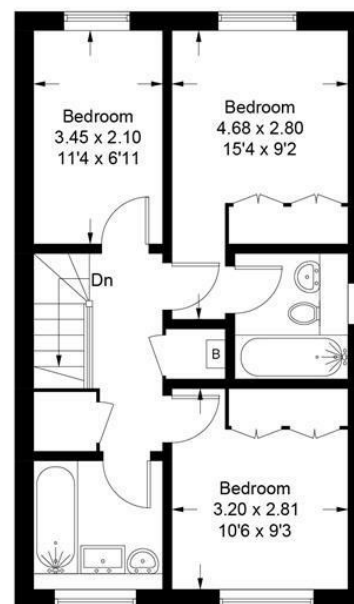
The property is within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.



Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft



Ground Floor



First Floor

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. (ID1191153)

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