



**5 Lyfield Court, Church Road, Great Bookham,
Surrey, KT23 3BG**

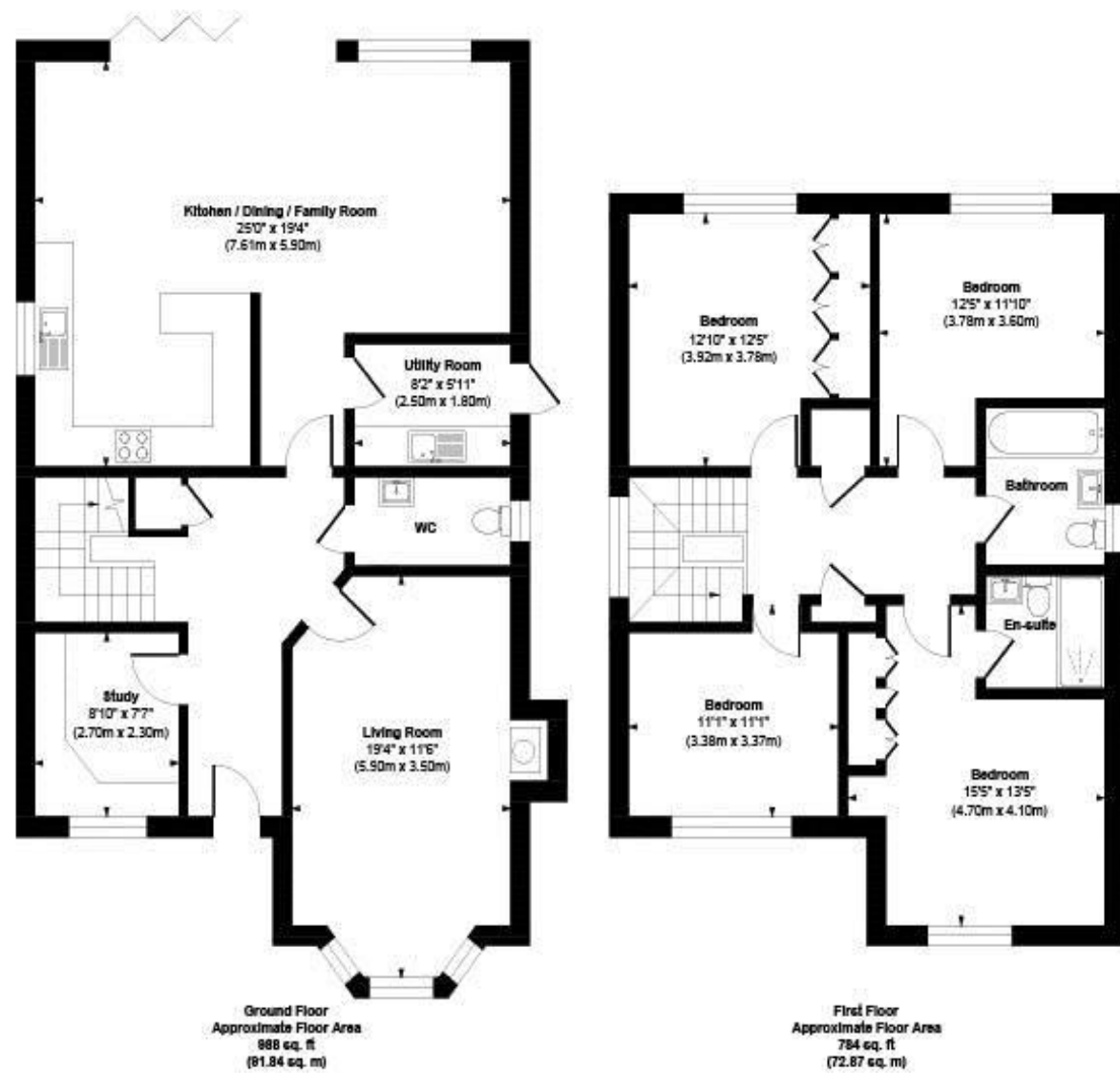
£1,125,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the square about into Church Road, proceed along and Lyfield Court will be found a short way along on your left hand side where No5 can be found at the end on the left.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G
Management fees for communal areas: £620 - 2024



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | 89 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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KT23 3BG**

A superbly appointed 4 bedroom detached home in the heart of Bookham village centre offering a delightful rear garden situated in a private cul de sac.

THE PROPERTY

Originally constructed in 2016 by Michael Shanley Homes, this highly desirable residence provides a light, bright and airy feel as well as a sense of space as you enter the property. On the ground floor where the heart of the home can be found is the good sized kitchen/breakfast and family room to the rear of the property, giving a modern feel with bi-fold doors and good amount of quartz work tops combined with separate utility room. The hallway leads to a spacious lounge, study and cloakroom. To the first floor there are then four double bedrooms with the master benefiting from an en-suite shower room and separate family bathroom. To the rear there are beautifully stocked and well maintained gardens which wrap round the side of the property, with a wide paved sun terrace and westerly aspect the garden extends to 45.6ft x 41.1ft (13m x 12.5m). To the front there is a separate garage with full power and light, parking in front combined with another allocated space.



SITUATION

The property is nestled in a private cul de sac in the heart of Bookham Village which offers an excellent range of shops to include 2 supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately ¼ of a mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sectors including the well renowned Howard of Effingham Senior School.

