



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

Asking Price £625,000



- 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 beautiful 4 bedroom family home 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 range of quality kitchen cabinets with complementary granite worksurfaces and stainless steel appliances. A light and airy lounge features to the rear.

Upstairs off a spacious hallway there are 4 double bedrooms, one can be set up as a study with a view of the fields, the principle with a large en-suite, and a family bathroom with a bath and shower. Solar hot water and on-demand hot water from the boiler in the the winter.

Outside there is a large front garden which screens the road very well, and two sets of double doors on the lounge lead out to an easily maintained patio and lawn. There is a single driveway space and parking along the close itself is not restricted for residents.

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.

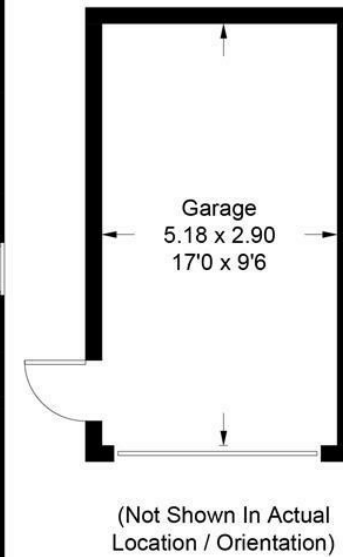
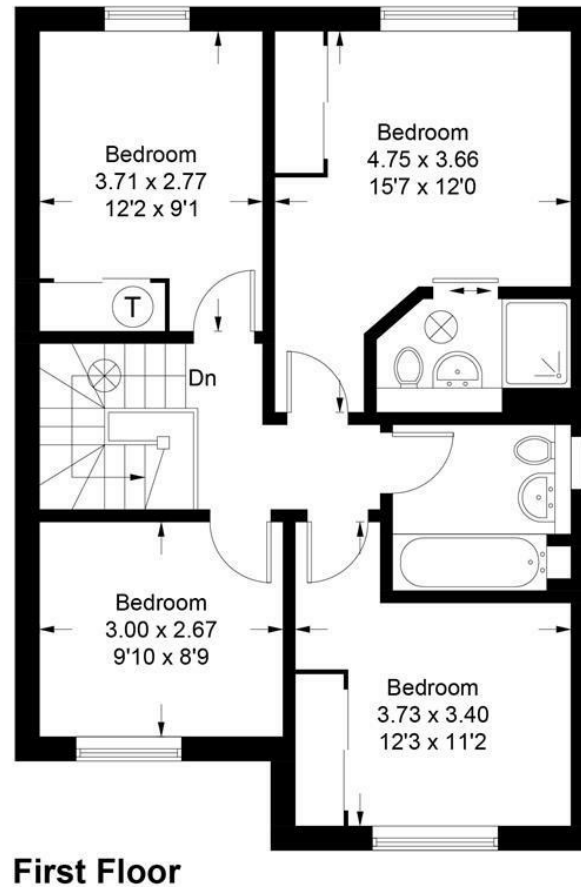
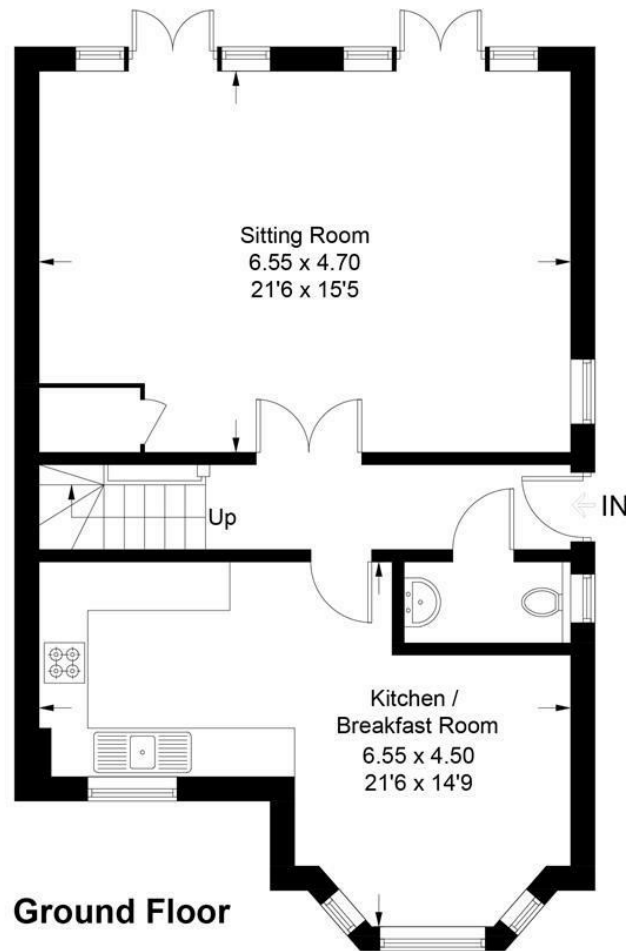
The local schools are all excellent - we are spoiled for choice! and we are in the catchment for all the Bookham primary schools as well as the Howard of Effingham secondary school. The larger towns of Leatherhead and Guildford can be found approximately 3 and 15 miles away respectively.

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. Dog walks and off-road family cycling through woodland and the Surrey Hills AONB can be accessed within a 3 minute walk. There is also excellent road cycling with the famous Box Hill zig-zag road easily reachable.

Tenure	Freehold
EPC	C
Council Tax Band	F
Private Road Charge	£122 every 6 months



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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