



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

Price Guide £650,000



- ATTRACTIVE SEMI DETACHED HOUSE SET IN A CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM
- KITCHEN BREAKFAST ROOM WITH UNDERFLOOR HEATING
- LARGE CONSERVATORY
- 0.7 MILES TO BOOKHAM HIGH STREET
- OVER 1200 SQ. FT OF LIVING SPACE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM & FAMILY BATHROOM
- PRETTY LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING FOR 2 CARS

Description

A beautifully presented three-bedroom semi-detached family home situated within a highly desirable modern development, offering approximately 1,220 sq ft of well-planned accommodation arranged over two floors.

The property enjoys an attractive brick and rendered façade with landscaped front gardens and private driveway parking. Internally, the accommodation is bright and spacious throughout, comprising a welcoming entrance hall, a generous fitted kitchen/breakfast room with bay window overlooking the front aspect, a ground floor cloakroom and an impressive living room extending across the rear of the property with direct access into a delightful conservatory overlooking the garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, together with a family bathroom and separate cloakroom, providing practical accommodation for modern family living.

Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance and private outdoor space, ideal for entertaining and relaxing. Mature planting and established borders provide colour and interest throughout the year, whilst a useful garden store offers additional storage.



Situation

Situated within a sought-after residential development, this property enjoys the perfect balance of village charm and modern convenience. Bookham is one of Surrey's most desirable villages, renowned for its strong sense of community, excellent local amenities and beautiful surrounding countryside.

The village centre offers a wide selection of independent shops, cafés, restaurants, traditional pubs and everyday conveniences, all contributing to its welcoming atmosphere.

Commuters are equally well catered for. Bookham railway station provides regular services towards London Waterloo and Guildford, whilst the nearby A246, A3 and M25 offer convenient road connections to London, Heathrow and Gatwick airports, as well as the wider motorway network.

The surrounding area is renowned for its natural beauty, with Bookham Commons, National Trust countryside and the Surrey Hills Area of Outstanding Natural Beauty all close by. Miles of walking, cycling and riding routes can be enjoyed directly from the village, offering an exceptional lifestyle for those who appreciate outdoor pursuits whilst remaining within easy reach of larger centres such as Leatherhead, Guildford and Dorking.

Tenure

Freehold

EPC

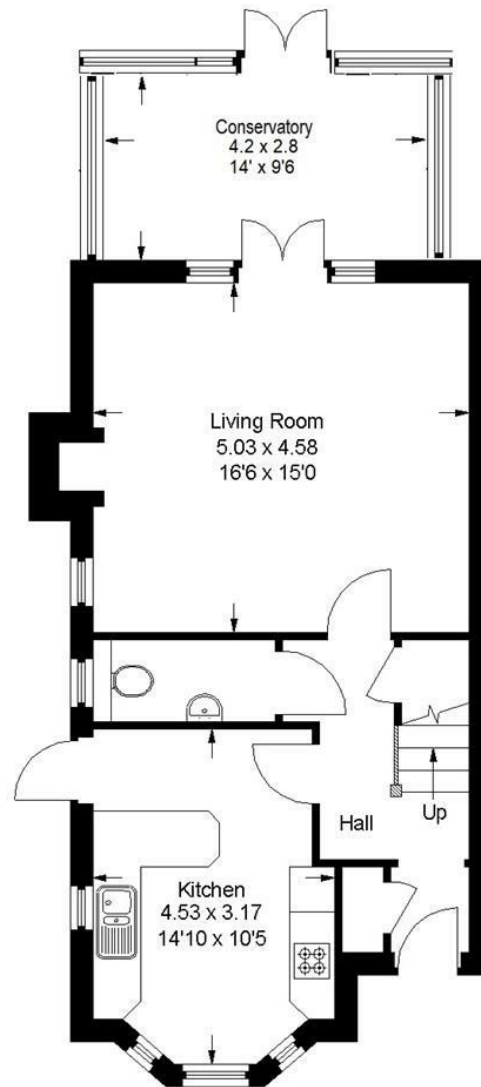
C

Council Tax Band

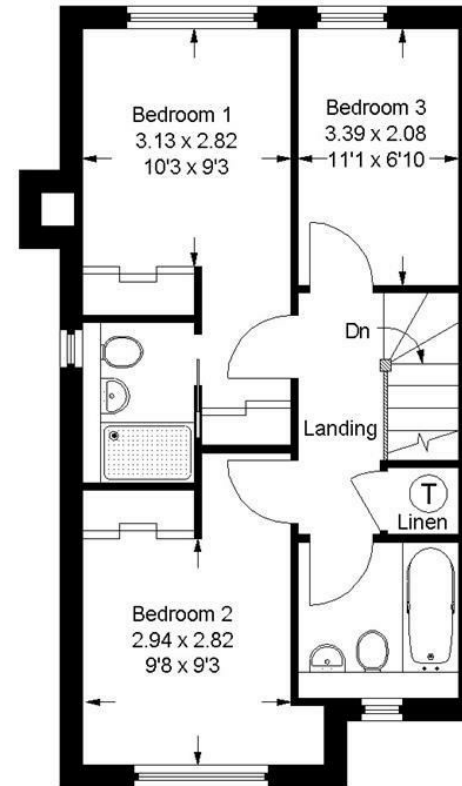
F

Residents Charge

approx £300 per annum



Ground Floor



First Floor

Approximate Gross Internal Area :-
113 sq m / 1220 sq ft

Illustration For Identification Purposes Only. Not To Scale
Job Ref. 28881

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

