



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

Asking Price £625,000



- SEMI DETACHED
- 3 BEDROOMS
- LIVING ROOM
- PRIVATE GARDEN
- 0.7 MILES TO BOOKHAM HIGH STREET
- CUL-DE-SAC LOCATION
- KITCHEN BREAKFAST ROOM
- BATHROOM & ENSUITE
- DRIVEWAY PARKING
- NO ONWARD CHAIN

## Description

Superbly located, in an exclusive development of just ten homes, this attractive, beautifully presented 3 bedroom house is situated in a private road. In a cul-de-sac setting, it is within level walking distance of Bookham High Street.

As you walk through the front door you are welcomed into a bright entrance hall with a coats cupboard, understairs storage cupboard and a cloakroom off.

The kitchen breakfast room features a lovely bay window, ideal for a small breakfast table, granite worktops, integrated appliances and a breakfast bar.

The double aspect living room is a good size, features a coal effect fire and benefits from French doors out to the garden.

On the first floor the main bedroom features two sets of built in wardrobes and an ensuite shower room. There are two further bedrooms, one also having fitted wardrobes, and a family bathroom.

To the front of the property is driveway parking for 2 cars and gated side access leading to the rear garden. There is a patio, area of lawn with flower bed borders and a further shaded area if seating with a garden shed at the end.

## 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, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

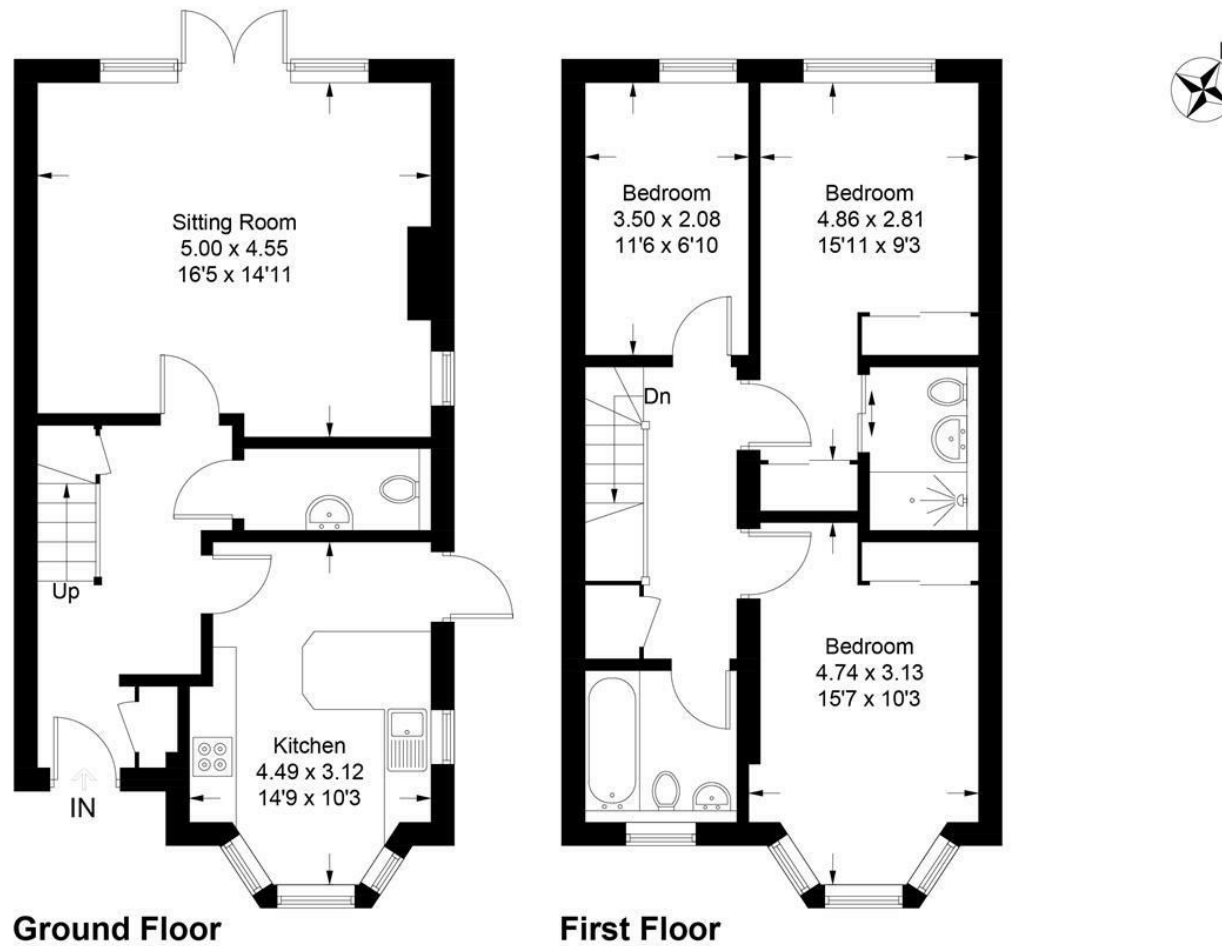
The larger towns of Leatherhead and Guildford can be found approximately 3 and 15 miles away respectively.

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.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F
<b>Private Road Charge</b>	£150 per annum



Approximate Gross Internal Area = 97.7 sq m / 1052 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.

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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