

Warrenne Road, Brockham

**Guide Price £525,000**

## Property Features

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- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN
- SHORT WALK TO BROCKHAM GREEN
- STUNNING OPEN COUNTRYSIDE
- PRIVATE REAR GARDEN
- AMPLE STORAGE THROUGHOUT
- POTENTIAL TO EXTEND STPP
- FAMILY BATHROOM
- CLOSE TO LOCAL POPULAR SCHOOL
- 19'4 X 11'7 GARDEN ROOM



# Full Description

**\*\*FIRST OPPORTUNITY TO VIEW SATURDAY 7TH AUGUST BETWEEN 10AM & 1PM BY APPOINTMENT ONLY\*\***

A beautifully presented three bedroom family house located within walking distance of everything the village has to offer, including North Downs School, Nursery, Village Green, and local shops.

This wonderful home starts in the entrance hall leading to all rooms and stairs to the upstairs accommodation. The bright and spacious front aspect sitting room is the ideal space for entertaining family and friends, leading through to the open plan dining room and kitchen which benefits from lots of natural light and double doors directly out to the garden. The kitchen area has been recently fitted with an array of modern units complemented by worktops, plus space for additional appliances.

Ups stairs, a landing leads to all accommodation, in addition, access to the loft which does have the potential to be extended STPP. The Master bedroom is a very impressive 13'10 x 12'1 and features an en-suite shower with views across the rear garden, the second double bedroom is another generous double with built in storage, bedroom three is a larger than average single, also benefitting from built in wardrobes. Completing the upstairs accommodation is the family bathroom fitted with a modern white suite.

An added benefit to the property is that it has solar panels supplying electricity to the home.

## Outside

The rear garden is yet another marvellous benefit to this property, offering an extensive area of lawn as well as a full width section of patio, providing the ideal space for alfresco dining or simply enjoying on a warm summer's day. The garden is bordered off by shrubs and trees creating a sense of privacy, further benefitting from a 19'4 x 11'7 garden room, the current owners have used this space as a playroom, however, this could be used for all purposes such as a home office. At the top of the garden is a shed, ideal for storage.

## Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, pubs, Church, school, doctor's surgery, and veterinary centre. The village website [www.brockham.org](http://www.brockham.org) identifies many of the clubs, societies, and local facilities. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 south Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.



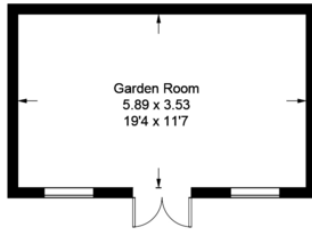




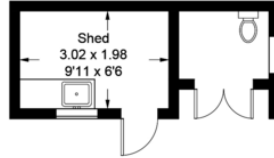


# Warrenne Road, RH3

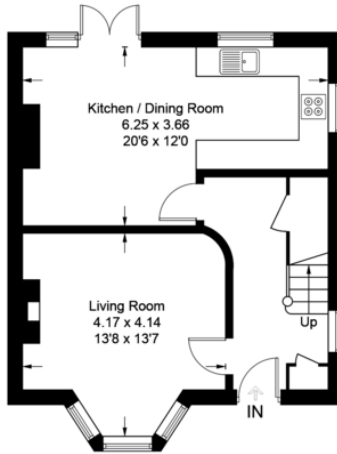
Approximate Gross Internal Area = 89.4 sq m / 962 sq ft  
 Garden Room / Shed = 29.9 sq m / 322 sq ft  
 Total = 119.3 sq m / 1284 sq ft



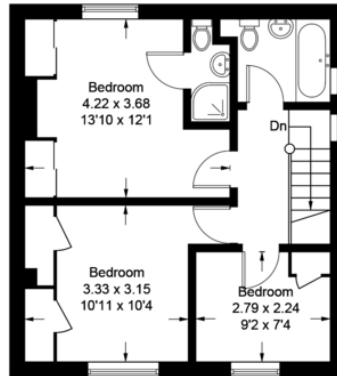
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 any decisions reliant upon them. (ID783678)

### COUNCIL TAX BAND

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### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

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 01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements