



Ridge Close, Brockham

- TWO DOUBLE BEDROOMS
- CLOSE TO KIDS PARK & GREAT COUNTRYSIDE WALKS
- SITTING ROOM
- POTENTIAL TO EXTEND STPP
- LARGE GARDEN
- LOTS OF OFF STREET PARKING
- GROUND FLOOR
- SHORT WALK TO THE CENTRE OF BROCKHAM

Offers In Excess Of £375,000

- CLOSE TO DOCTORS SURGERY
- EPC Rating '74'



A well presented two bedroom ground floor apartment offering close to 800 sq ft of bright, spacious accommodation with off street parking, impressive rear garden and potential to extend STPP. Positioned within walking distance from everything the wonderful village of Brockham has to offer including local shops, excellent butchers, public houses, nursery and popular local school.

A private front door opens through into the entrance hallway with useful storage cupboard and provides access to all the accommodation. The front aspect living/dining room is a lovely bright room with a large window and feature fireplace. Across the hall is the master bedroom suite which, as you can see from the floorplan, is a very spacious 14'6 x 10'8ft benefitting from a large built in cupboard. The rear aspect second bedroom is a spacious double again with a large built in cupboard. The bathroom has a modern white suite. Finishing off the accommodation is the rear aspect kitchen which has an array of floor to ceiling units complemented by ample worksurface space. There is room for all the usual appliances and a door out to the garden.

Outside

The property benefits from a large driveway with parking for several vehicles.

At the rear is a wonderful sized, fence enclosed garden, mainly laid to lawn with a patio area and two useful storage cupboards.

Leasehold

The property is leasehold with over 119 years remaining with a service charge of £63.00 per quarter, this is reviewed annually and is the 1st April. A fee of £10.00 per annum is required for ground rent. Full information is available upon request.

Location

This property is in Strood Green which is with the parish of Brockham Village. Brockham Village 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 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, Dorking, RH4 2JZ.

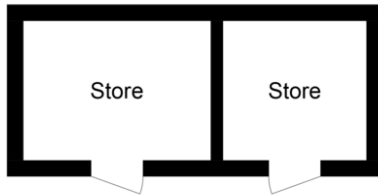
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

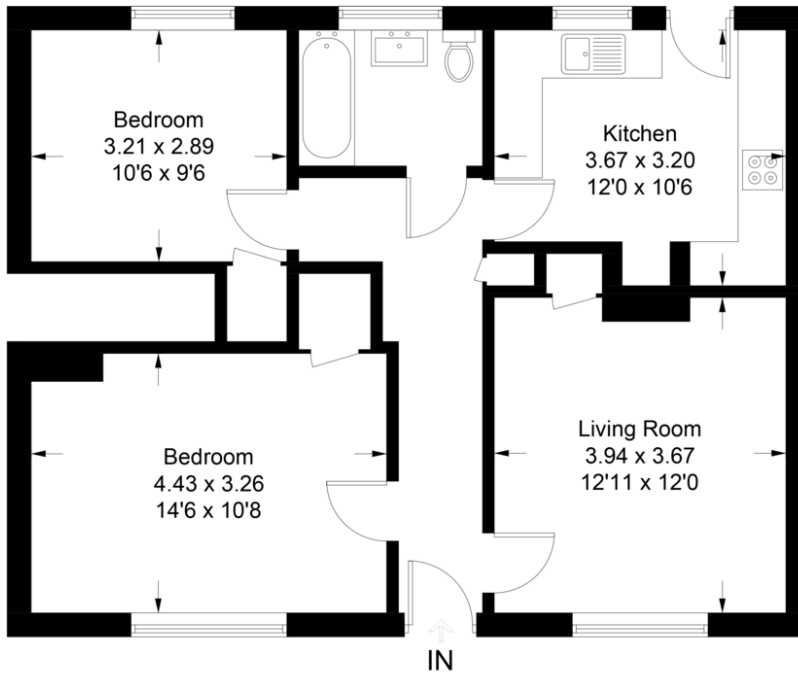


Ridge Close, RH3

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft
 Store = 7.5 sq m / 81 sq ft
 Total = 73.9 sq m / 796 sq ft



(Not Shown In Actual Location / Orientation)



Ground 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. (ID862994)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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