



## Oakdene Close, Brockham

Guide Price £575,000

EPC Rating '67'

- THREE DOUBLE BEDROOMS
- CUL DE SAC
- 1165 SQ FT IN TOTAL
- DETACHED GARAGE/WORKSHOP & PARKING
- SOUTH FACING REAR GARDEN
- 2ND RECEPTION ROOM
- 21FT KITCHEN/DINING/LIVING ROOM
- SHORT WALK TO BROCKHAM GREEN NURSERY AND NORTH DOWNS SCHOOL
- CLOSE TO EVERYTHING BROCKHAM OFFERS



An extended three double bedroom family home measuring over 1,165 sq ft in total with a wonderful South facing garden. The property is located in a quiet cul-de-sac backing onto a field, within walking distance of everything the wonderful village of Brockham has to offer.

The updated accommodation starts with an entrance hall with stairs and an under stairs storage cupboard. Starting with the 2nd reception room, which benefits from a bay window, plus a charming fireplace, creating a warm cosy ambience. This room could be utilised as an occasional bedroom or study if desired. Next is the real 'heart of the home', a wonderful 21ft open plan kitchen/dining/living room with bi-fold doors directly out to garden. The fitted kitchen comprises of a range of units, worktops, integrated appliances, space for further appliances and room for a dining table and chairs. The living room space offers delightful views down the garden. There is also an extremely useful utility room and cloakroom.

Upstairs the front aspect Master bedroom is a generous sized double with an array of built-in wardrobes. Bedroom two is a well sized double also with built in storage. The third bedroom is another double, overlooking the garden. The family bathroom with white suite completes the accommodation.

#### Outside

To the front is a pretty garden with driveway parking.

The South facing rear garden is enclosed and well-proportioned with a generous patio area ideal for entertaining and a good size area of lawn. Towards the back of the garden is an area that was used as a 'fruit and veg patch' in the past and a useful garden shed and greenhouse.

Detached garage/workshop - 18'3 ft x 10 ft

With power and lighting. This has great potential to be converted into a garden office like others have done on the road.

#### 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. 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.



## Oakdene Close, RH3

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft  
 Garage = 16.9 sq m / 182 sq ft  
 Total = 108.2 sq m / 1165 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 any decisions reliant upon them. (ID895325)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

27 South Street, Dorking,  
 Surrey, RH4 2JZ

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

