





Oakdene Close, Brockham

- 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

Guide Price £575,000

EPC Rating '67'

- 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 2n d 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 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 bas e 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.





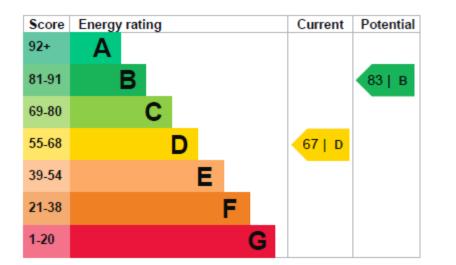






Approximate Gross Internal Area = 91.3 sq m / 983 sq ft Garage = 16.9 sq m / 182 sq ft Total = 108.2 sq m / 1165 sq ft Utility Bedroom 4.11 x 2.13 13'6 x 7'0 Family / Kitchen / Dining Room Bedroom 3.26 x 2.84 6.57 x 5.09 10'8 x 9'4 21'7 x 16'8 Garage 5.55 x 3.04 18'3 x 10'0 Bedroom Reception Room 3.37 x 3.22 4 09 x 3 33 11'1 x 10'7 13'5 x 10'11 Up IN **Ground Floor** First Floor (Not Shown In Actual Location / Orientation)

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)



CONTACT

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COUNCIL TAX BAND Tax band E

TEN URE Freehold

LOCAL AUTHORITY Mole Valley District Council

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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

Oakdene Close, RH3

