



Hillside Gardens

Brockham, Betchworth, RH3 7EW

OIEO £575,000

Property Features

- TWO DOUBLE BEDROOMS
- DETACHED
- POTENTIAL TO EXTEND INTO THE LOFT STPP
- DETACHED GARAGE & PARKING
- ENCLOSED GARDEN
- 19'11 FT LIVING ROOM
- 14 FT CONSERVATORY
- NO ONWARD CHAIN
- SHORT WALK TO BROCKHAM GREEN
- BEAUTIFUL VIEWS OF BOX HILL & BETCHWORTH CASTLE



Full Description

NO ONWARD CHAIN A bright and welcoming two double bedroom, detached bungalow located in the heart of the extremely popular Brockham Village. With its excellent location, off street parking and detached garage, this wonderful home provides spacious, flexible accommodation with the potential to extend STPP, perfect for anyone looking to be part of the close knit village community and near to all of the amenities Brockham has to offer.

With its flexible layout being one of its many advantages to this home, the accommodation begins in the light and spacious conservatory, with floor to ceiling windows, tile flooring and dual aspect views onto the picturesque garden, with access out via the French doors. This wonderful living space could easily fit a dining table and chairs to create a really special dining room, whilst creating an opportunity to showcase the gardens full potential. From the conservatory we are lead into a very generous 19x14 living room with a large bay window that floods the room with light. The log burner is the focal point of the room and creates a warm and inviting space to relax and unwind after a busy day. There are also traditional features on display which creates a lovely blend of modern and traditional. A central hallway leads into the modern fitted kitchen with a good number of shaker style base and eye level cabinets, gas hob and fully integrated grill/oven, dishwasher and fridge/freezer. There is plenty of worktop space for all of the modern appliances and has side access out to the garden. The two double bedrooms also sit to the side of the property, the first comfortably fits a double bed, with additional room for either fitted or freestanding wardrobes and boasts a huge bay window with a lovely view of Box Hill and that makes this room feel light and airy. The second bedroom is accessed via the kitchen and benefits from overbed storage as well as fitted wardrobes and views across the garden. The tiled bathroom with beige three piece suite and overhead shower completes the accommodation. Along with the opportunity to change the layout if desired, there is also the potential to extend into the loft as per similar properties within the neighbourhood STPP.

Outside Space

On the popular residential road of Hillside Gardens, the bungalow is set back from the main road. Gated access to the front of the property leads you directly into the charming wrap around garden, which provides well stocked beds, border shrubs and a number of separate spaces to enjoy. The front of the garden is laid to lawn and enclosed by well-maintained tall hedges. Largely paved, the back of the garden has a generous patio to position a large table and chairs to entertain friends and family, with a small lawn and mature shrubs, hedges and trees which creates a secluded haven to enjoy all year round.

Access to the detached single garage is through a wooden gate which leads directly onto a private driveway with off street parking for one car.

Location

Situated in the extremely popular Brockham village with it's fantastic amenities including village store, pubs, church, butchers, veterinary centre, doctors surgery and highly rated nursery and primary school. Brockham lies within the Surrey Hills Area of Outstanding Natural Beauty, South of Box Hill, an outstanding area of woodland and chalk downland, with the River Mole running west through the village. Brockham has a welcoming community spirit, with events hosted throughout the year to bring everybody together, young and old, and demonstrates a proud sense of its history. Dorking and Reigate sit either side of Brockham, with a variety of independent shops, bars, cafes and entertainment facilities for both adults and children alike. Both towns have mainline stations which run direct services into London Victoria, London Waterloo and Reading. Local attractions include Denbies Vineyard, Ranmore Common, Leith Hill and Box Hill National Trust with picturesque nature walks, hiking, mountain biking routes and the 2012 London Olympic road cycle route.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

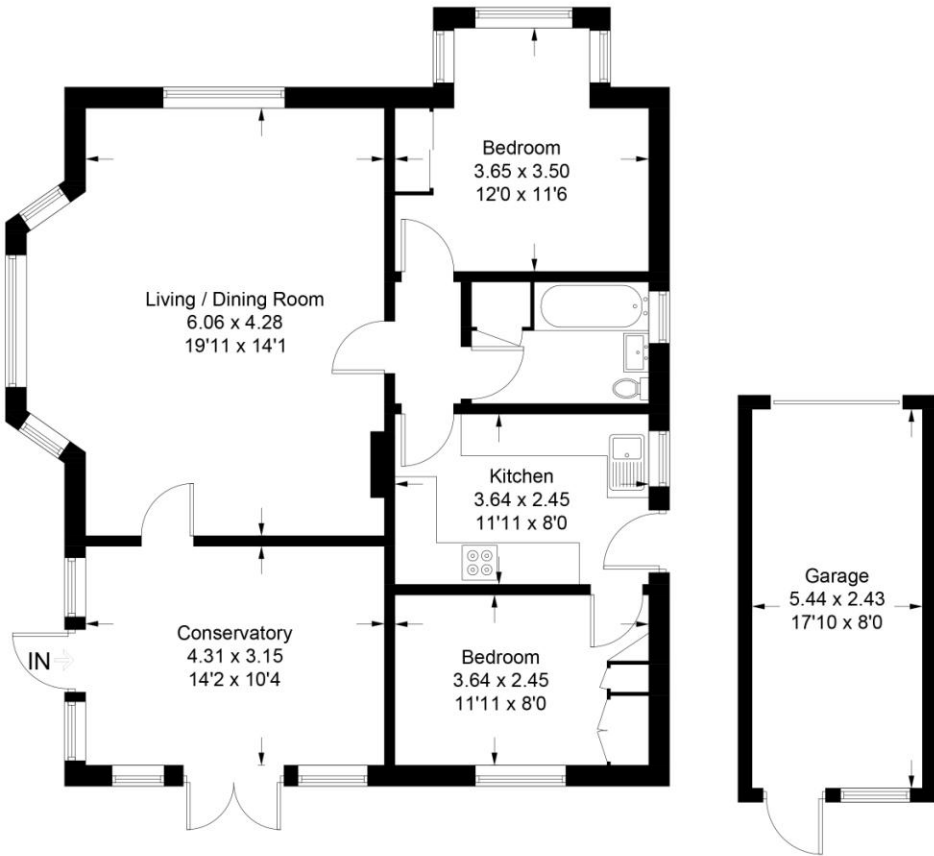
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested





Hillside Gardens, RH3

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 95.3 sq m / 1025 sq ft



(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. (ID901286)

CONTACT

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COUNCIL TAX BAND E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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