



Middle Street, Strood Green

OIEO £600,000

EPC Rating '63'

- FOUR BEDROOMS
- LARGE ENCLOSED GARDEN
- GUEST BEDROOM WITH ENSUITE
- FLEXIBLE LAYOUT
- OFF STREET PARKING
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOM
- UPDATED BATHROOM
- SHORT WALK TO STROOD GREEN SHOP & DOCTORS SURGERY
- SHORT WALK TO NURSERY & LOCAL SCHOOL



A beautifully presented and extended four-bedroom semi-detached home offering bright and spacious accommodation with a delightful south facing rear garden and off-street parking, situated within walking distance of everything the wonderful village of Brockham has to offer, including local shops, nursery, school and miles of open countryside.

This 1930's character property has been updated and extended by the current owner, offering flexible accommodation over two floors. A covered porch opens into the hallway, which provides access to all ground floor rooms and stairs to the first floor. The first reception room is the 15 ft cosy, yet bright front aspect living room featuring a box bay window and open fireplace. The second reception room is currently used as a fourth bedroom and benefits from a modern ensuite shower room and could be utilised as an office, playroom or TV snug. The open plan kitchen/dining room has been designed to be the 'heart of the home' and has been fitted with a modern range of base and eye level cabinetry, complemented by ample worktop space, space for a selection of appliances, and offers plenty of space for a dining table and chairs. A door leads out into the garden. The rear aspect 'L-shaped' sitting room is well-proportioned with a large sliding door, providing views and access into the garden. The hallway has been fitted with a large utility cupboard and is perfect for additional storage space.

Stairs rise to the spacious landing, providing access to the bedrooms and bathroom. Bedrooms one and two are generous double bedrooms, both benefitting from built in storage and additional space for bedroom furniture. Bedroom three is a good-sized single that could also be used as an office. The family bathroom has been fitted with a contemporary, neutral suite.

Outside

To the front of the property is a driveway offering parking for a vehicle and there is further off-street parking at the rear of the property, accessed via Tweed Lane.

The delightful south facing, fence enclosed rear garden is yet another great benefit measuring approx. 80ft and offering a large area of patio with a pergola, ideal for outdoor entertaining. The garden is mostly laid to lawn featuring mature, well stocked borders and plenty of space to create a vegetable patch if desired. A large shed provides additional storage.

Location

Strood Green is situated within Brockham village, which is highly regarded in the area, with its picturesque green, famous bonfire night, shops, butchers, 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, cycling 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

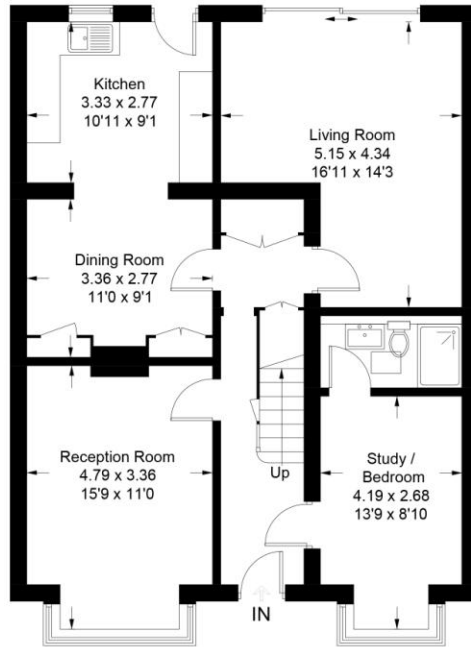
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

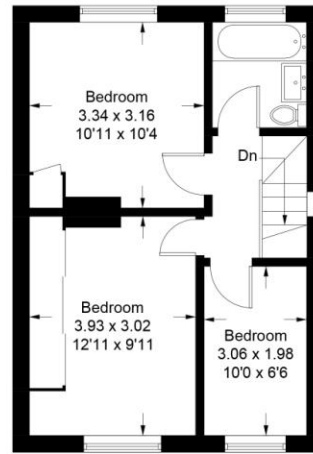


Jubilee Terrace, RH3

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft



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. (ID931897)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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

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