



S Seymours



Hillside Gardens

Brockham

Guide Price £675,000

EPC Rating E

- THREE BEDROOMS
- POTENTIAL TO EXTEND STPP
- FLEXIBLE LAYOUT
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- SOUGHT-AFTER ROAD
- SHORT WALK TO VILLAGE GREEN
- SHORT WALK TO NURSERY, SCHOOL AND SHOP
- NO ONWARD CHAIN
- 1,171 SQ/FT IN TOTAL



NO ONWARD CHAIN

An extended three bedroom detached bungalow offering spacious accommodation with a delightful rear garden, parking and potential to extend into the loft subject to planning permission. Situated along a highly sought-after road within walking distance of everything the quintessential village of Brockham has to offer including shops, primary school and glorious open countryside.

While it's clear to see it has been a much loved home over the years, the property would now benefit from modernising and internal alterations to make it truly your own.

The front door leads into a central hallway, providing access to all accommodation. The double aspect living/dining room is a spacious 15'11ft x 15 ft with a door leading into the rear garden. The kitchen/diner has been fitted with a range of base and eye level units, complemented by ample worktops and space for the expected appliances. A door leads into a vestibule with access into the garden. Bedroom one is a generous 11'11ft x 11'9ft double featuring built-in storage and a rear aspect. Bedroom two is another well sized double with built-in storage and a front aspect bay window. Bedroom three is a large single that could be used as an office. The bathroom is fitted with a neutral three piece suite and a utility room completes the internal accommodation.

Outside

To the front is a large driveway with parking for several vehicles.

The delightful rear fence enclosed garden offers an area of lawn together with a large patio, providing the ideal space for outdoor entertaining. There is also an integrated single garage with up and over door, with a door at the rear, accessed from the garden.

SUBJECT TO PROBATE

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 which is 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 and is a 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.

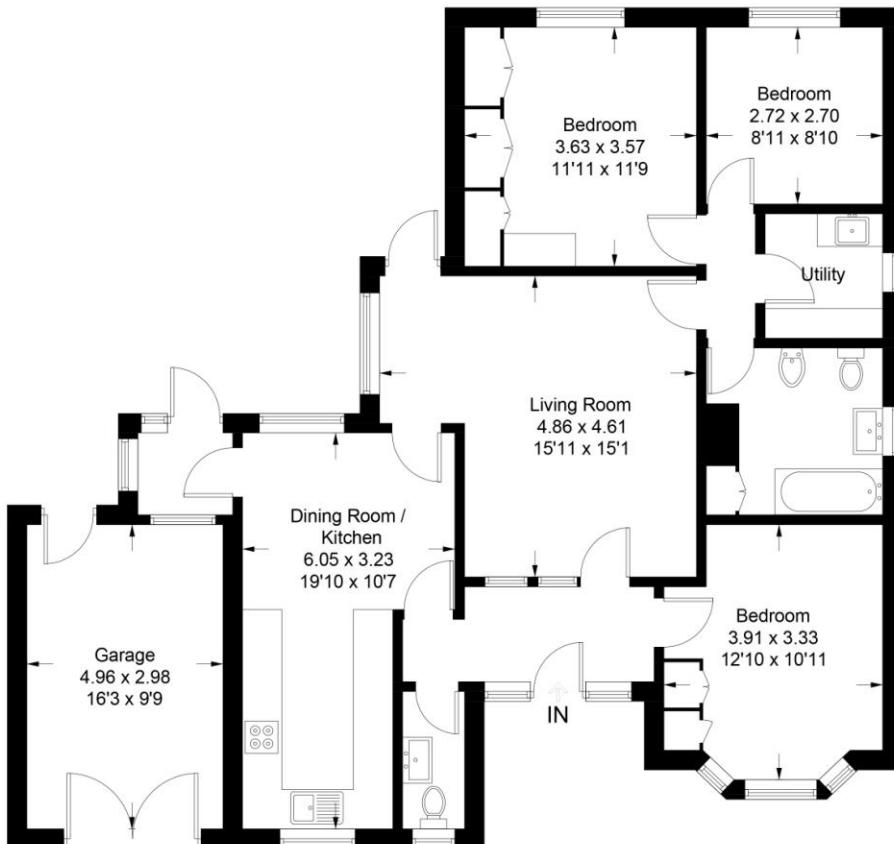
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Hillside Gardens, RH3

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 108.8 sq m / 1171 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. (ID938428)

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

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

