



Silverdale Close, Brockham

Offers In Excess Of £450,000

EPC Rating '65'

- TWO BEDROOMS
- NO ONWARD CHAIN
- 17FT LIVING ROOM
- GARAGE AND PARKING
- MODERN BATHROOM
- UPDATED KITCHEN
- SHORT WALK TO VILLAGE GREEN
- CLOSE TO VETS & SHOPS
- CLOSE TO LOVELY COUNTRYSIDE WALKS
- ENCLOSED REAR GARDEN



NO ONWARD CHAIN A beautifully presented two bedroom link-detached bungalow offering bright, spacious accommodation with a delightful rear garden, garage and off street parking. NO ONWARD CHAIN.

Situated along the highly sought-after Silverdale Close which is a quiet cul desac, within walking distance of everything the quintessential village of Brockham has to offer including shops, Church, public houses, nursery, pharmacy and glorious open countryside.

The flexible accommodation starts with an entrance hall with useful storage cupboard and leads to all rooms. The rear aspect living/dining room is a cosy yet bright room measuring an excellent 17 ft with double doors out to the garden. The modern kitchen offers an array of floor to ceiling modern units complemented by ample worktop space, room for a range of appliances and a window overlooking the garden. Next is the generous master bedroom with space for wardrobes. Across the hallway is the updated bathroom with modern white suite. Completing the accommodation is the 2nd bedroom.

Another advantage to this lovely property is the potential to extend to the rear or the side STPP.

Outside

To the front is a pretty garden with a path to the front door. There is also a useful gate to the side into the rear garden.

The delightful, enclosed garden provides privacy, wrapping around the side and rear. The garden offers an area of lawn together with a patio area providing the ideal space for al fresco dining or simply enjoying on a warm summer's day. Over the years, the owner has created a peaceful enclosed environment with an inviting array of flowers, shrubs and well stocked beds. To the side of the property there is a useful area for storage and a shed.

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.

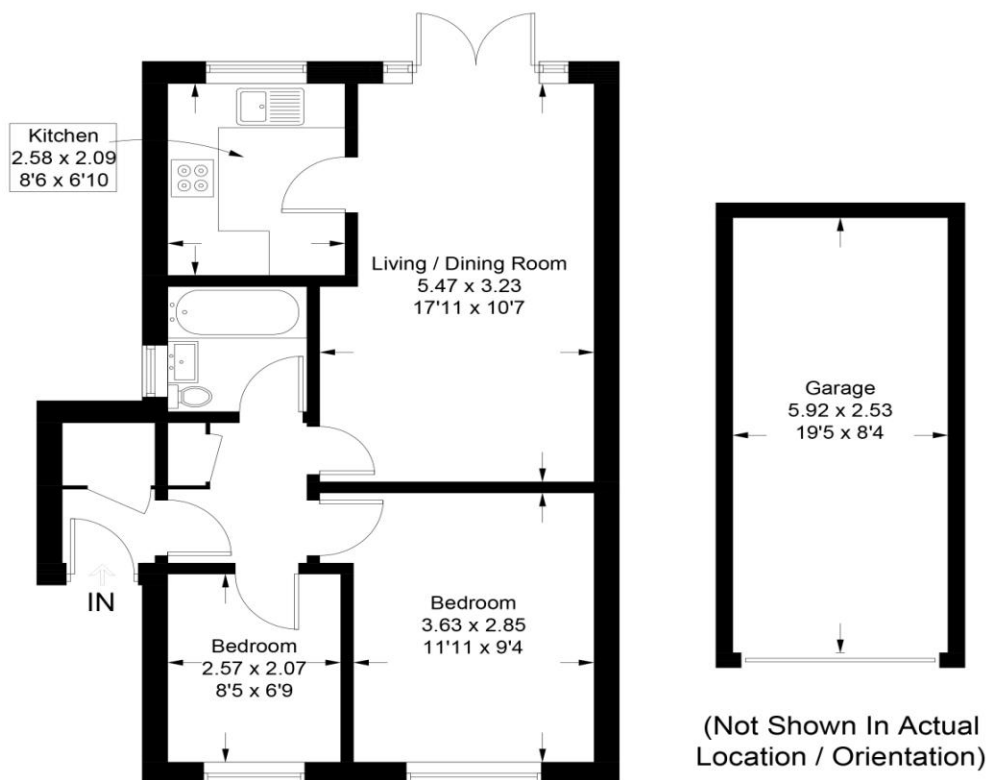
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Approximate Gross Internal Area = 49.2 sq m / 529 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 64.2 sq m / 690 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. (ID946401)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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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