



Middle Street

Brockham

Guide Price £775,000

Property Features

- THREE BEDROOMS
- DETACHED BUNGALOW
- FLEXIBLE LAYOUT
- 17ft RECEPTION ROOM
- 32 GARAGE & DRIVEWAY PARKING
- NO ONWARD CHAIN
- POTENTIAL TO UPDATE & EXTEND STPP
- VIEWS TOWARDS FIELDS
- ENCLOSED REAR GARDEN BACKING ONTO ALLOTMENT
- SHORT WALK TO VILLAGE GREEN, NURSERY & LOCAL SCHOOL



Full Description

NO ONWARD CHAIN An exciting opportunity to purchase a beautifully presented three bedroom detached bungalow with a flexible layout and delightful garden backing onto allotments with lots of potential to update or extend STPP.

Situated along the highly sought after Middle Street, just moments from everything the wonderful village of Brockham has to offer including The Green, doctors' surgery, shops, chemist, nursery, primary school and open countryside.

As soon as you step through the front door into the entrance hall, you are instantly impressed by the amount of space on offer. The front door leads into a central hallway, providing access to all the key rooms and the loft. Bedroom two is a front aspect well-proportioned double with built in wardrobes. The front aspect fourth bedroom is another double however this room has been used as another reception room. The hallway leads to the rear 17ft reception room which is a lovely bright room with sliding doors out to the garden. Next is the kitchen which has been fitted with a selection of floor to ceiling units complemented by ample work surface space and room for all appliances. There is a window overlooking the back garden and a side door out to the garden. As you can see from the measurements, the rear aspect Master bedroom is an excellent 14ft with views over the garden, plenty of storage including built in wardrobes and ensuite shower room. The family bathroom completes the accommodation.

Outside

To the front of the property is a large driveway for several vehicles. In addition, there is access to the garage.

Garage – measures 32 ft in length with power and lighting. The owner did consider in the past extending into this area to create more living space.

Workshop – measures 14'5 ft in length with power and lighting.

The landscaped rear garden is yet another marvellous benefit to this property. There is an extensive area of lawn as well as a full width section of patio providing the ideal space for al fresco dining or simply enjoying on a warm summer's day. The whole garden is fully fenced and backs onto allotments. In addition, there is a greenhouse and a gate providing side access.

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, 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.

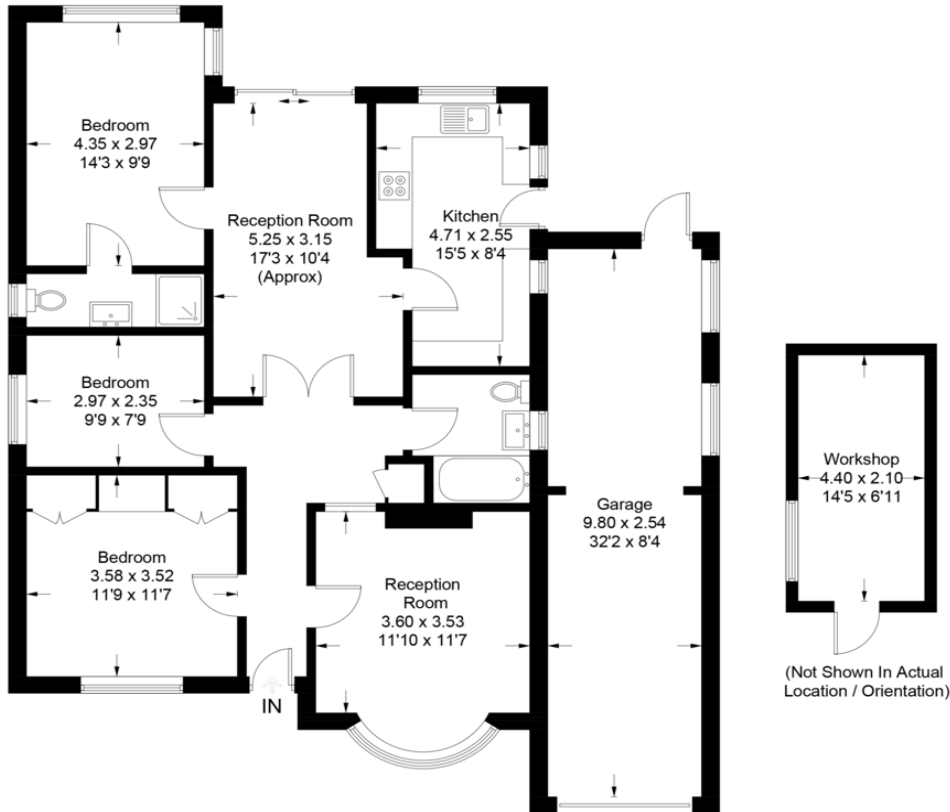
Potential buyers are advised to recheck the measurements.





Middle Street, RH3

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft
 Garage = 25.1 sq m / 270 sq ft
 Workshop = 9.2 sq m / 99 sq ft
 Total = 128.1 sq m / 1379 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. (ID948863)

CONTACT

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COUNCIL TAX BAND F

TENURE Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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