



Nutwood Avenue, Brockham

OIEO £575,000

- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- LARGE MODERN KITCHEN
- FAMILY BATHROOM
- DRIVEWAY WITH OFF STREET PARKING
- ENCLOSED REAR GARDEN
- POTENTIAL TO CONVERT LOFT (STPP)
- POPULAR ROAD WITHIN BROCKHAM VILLAGE

- EPC Rating '66'
- CLOSE TO LOCAL NURSERY AND SCHOOL
 - COUNTRYSIDE WALKS ON YOUR DOORSTEP



A beautifully presented three-bedroom semi-detached family home situated in the picturesque village of Brockham, offering a blend of character and modern features with plenty of potential to extend (STPP) and within walking distance of the local shops, schools and miles of open countryside.

This lovely property comes to the market for the first time in over 70 years. It has been comprehensively updated and extended throughout, offering spacious open plan living accommodation that flows beautifully - ideal for modern day family living. Upon entering the home, you are greeted by a bright and airy open plan living/dining room with feature fireplace, that is perfect for entertaining guests or enjoying family time. The room leads into a large modern kitchen that is equipped with a range of base level cabinetry, complemented by ample worktops and providing space for the necessary appliances and amenities. The kitchen also provides access to the rear garden via a pair of French doors and there is a downstairs loo for added convenience.

Stairs rise to the first floor, providing access to all rooms and the loft. The property comprises of two generously sized double bedrooms and a single bedroom, with plenty of natural light and providing plenty of space for a growing family. There is also scope to convert the loft into a further bedroom if required (STPP), making this an ideal property for those who need additional space. Servicing the bedrooms and completing the accommodation is a modern bathroom that features a three-piece suite with shower over the bath.

Outside

The property benefits from ample parking on the driveway, with a front garden that could be converted for parking further vehicles. Additionally, there is plenty of street parking for visitors.

A gate leads down the side of the property into the extensive rear garden, which is laid to lawn with mature borders and offers ample space for outdoor activities. A patio provides an area for outdoor entertaining and there is a large outbuilding with an electrical supply, ideal for use as a workshop, or simply for storing garden tools and equipment.

Location

Brockham is situated 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. A short 5-minute walk away there is a park with a children's playground. 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.

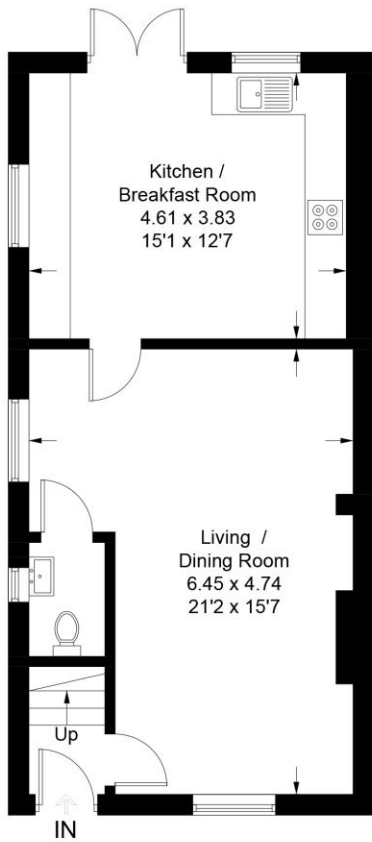
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

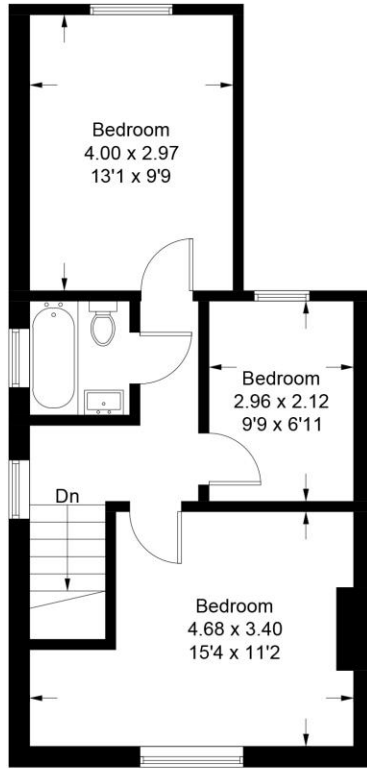


Nutwood Avenue, RH3

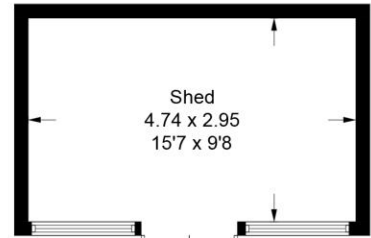
Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
 Shed = 14.0 sq m / 151 sq ft
 Total = 105.6 sq m / 1137 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID951721)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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

