

Oakdene Close

Brockham

Offers In Excess Of £600,000

Property Features

- THREE BEDROOMS
- STUNNING 23FT KITCHEN/DINING ROOM
- LANDSCAPED GARDEN
- OFF STREET PARKING
- CUL DE SAC
- SITTING ROOM
- CLOAKROOM
- UPDATED BATHROOM
- SHORT WALK TO BROCKHAM VILLAGE GREEN
- SHORT WALK TO NURSERY AND LOCAL SCHOOL



Full Description

An updated, extended and beautifully presented three-bedroom house with a wonderful South facing garden. The property is situated in a quiet cul-de-sac backing onto a field, within walking distance of everything the wonderful village of Brockham has to offer.

The accommodation is arranged over two floors starting with a bright yet cosy front aspect living room. It is well proportioned with plenty of useful storage built around the charming feature fireplace with log burner. A door leads into the fabulous 23'11 ft open plan kitchen/dining/family room which is the real 'heart of the home', having been meticulously designed. This wonderful, airy space features plenty of natural light which floods in through three sky lights and bi-folding doors, opening out onto the garden. The updated kitchen has been fitted with a modern array of units, complemented by a good amount of worktop space, a selection of integrated appliances and an island with built in storage. A useful cloakroom finishes off the ground floor accommodation.

Upstairs the spacious landing leads to all rooms and the loft hatch. The rear aspect Master bedroom is a generous sized double with space for all furniture plus a lovely view over the garden and field. Bedroom two is a well sized double with built in storage. The third bedroom is a good-sized single which overlooks the garden. The family bathroom has a modern white suite.

Outside

To the front is a pretty garden with driveway parking and side access gate.

The South facing rear garden is a wonderful feature of this property and has been landscaped to offer a fence and hedge enclosed well-proportioned space. There is a generous full width patio area ideal for entertaining and a good-sized area of lawn with well stocked flowerbeds. At the rear is a shingled patio area and shed. Council Tax band E.

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, 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 AND FITTINGS We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

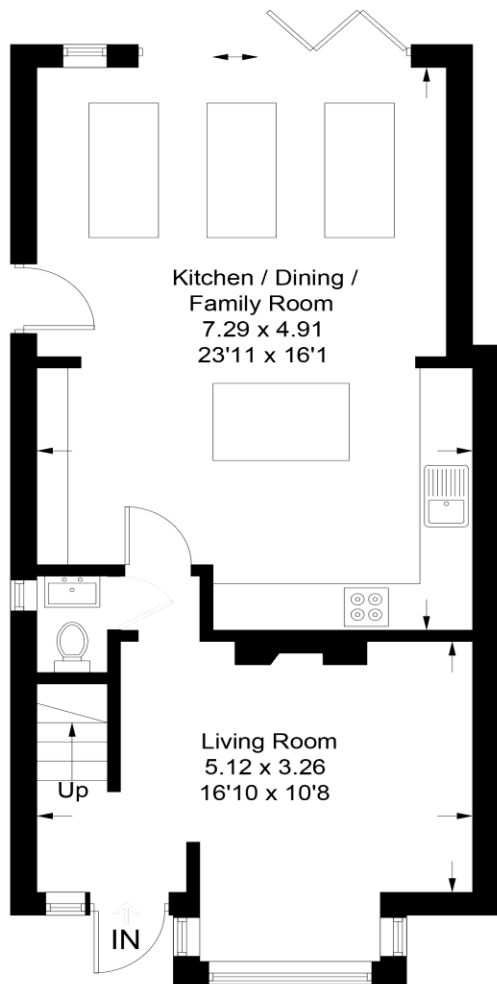
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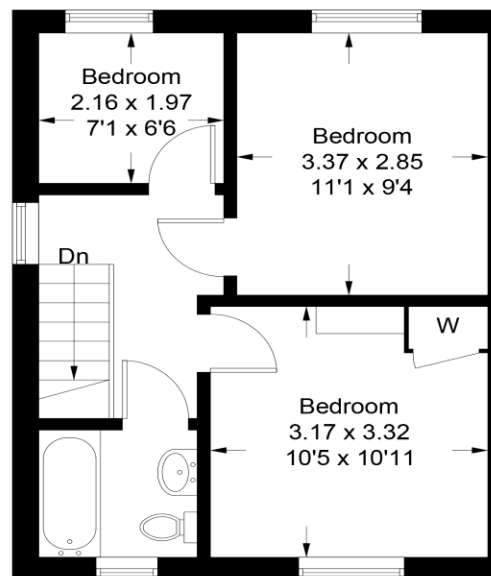


Oakdene Close, RH3

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID971914)

CONTACT

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



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		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements