



Oakdene Road, Brockham

Guide Price £550,000

Property Features

- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER
- OFF STREET PARKING
- TERRACED PROPERTY
- CLOSE TO THE VILLAGE GREEN
- ENCLOSED GARDEN
- FAMILY BATHROOM
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP
- WALKING DISTANCE TO VILLAGE SHOP AND SCHOOLS



Full Description

A well-presented and extended three-bedroom house with a driveway and large rear garden backing onto allotments. Located on a popular road in Brockham, within walking distance of everything the village has to offer, including North Downs primary school, nursery, village green and local shops.

This wonderful property starts with a large entrance hall leading to all the downstairs rooms and stairs to the first-floor accommodation. The cosy yet bright front aspect sitting room has a charming fireplace creating a lovely, cosy ambience. Next is the 20ft kitchen/dining/family room, which has been designed to be the 'heart of the home' and is a perfect place for entertaining family and friends. The kitchen has been fitted with an array of modern units complemented by real wood worktops, all the expected integrated appliances and space for a range style cooker. This is a lovely bright room thanks to the two large windows and door opening out into the garden. Finishing off the ground floor is the downstairs bathroom fitted with a neutral three-piece suite.

Ups stairs, a landing leads to all accommodation, in addition access to the loft. The Master bedroom is a very impressive 14ft x 9ft rear aspect room which benefits from a built-in wardrobe and an ensuite shower room which has been updated recently with stylish, modern tiles. The second double bedroom has room for a double bed and floor to ceiling storage while bedroom three has great views across the garden. The loft is a great size and has a lot of potential to create another large bedroom, with ensuite (STPP) like others already have done on the road.

Outside

To the front is a driveway with parking for three vehicles, a path to the front door and a very useful side access. The south facing back garden is yet another wonderful benefit to this property, measuring approx. 80ft in length. Mainly laid to lawn with several flower beds. The whole garden is fully fence enclosed, creating serenity. The garden backs onto allotments and features a shed with plenty of space for a detached home office, if desired. Council Tax Band D.

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. 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 only 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.

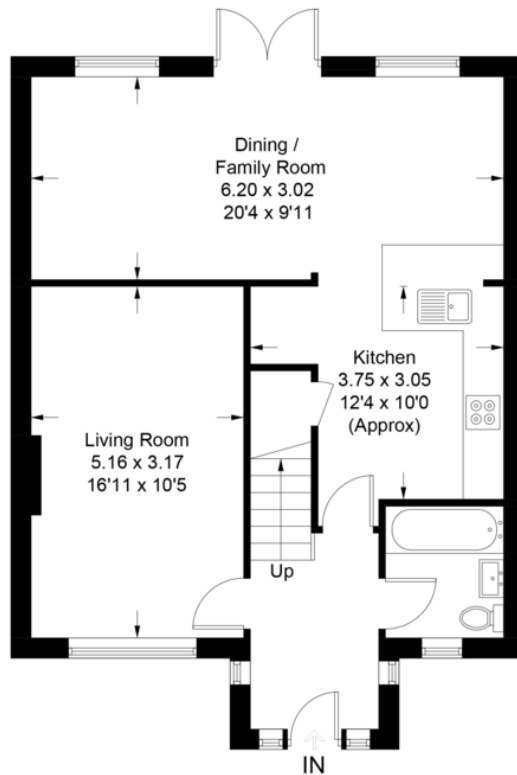
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.



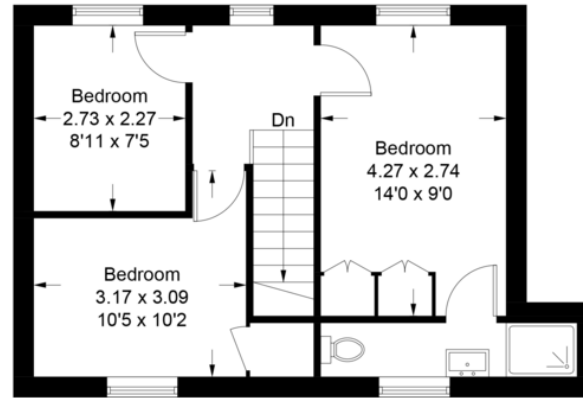


Oakdene Road, RH3

Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft



Ground Floor



First Floor

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. (ID975793)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

CONTACT

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