



Hillside Gardens

Brockham

Offers in excess of £650,000

Property Features

- THREE BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- DOUBLE GARAGE AND PARKING
- FLEXIBLE LAYOUT
- BONUS BASEMENT/WORKSHOP
- THREE RECEPTION ROOMS
- POTENTIAL TO UPDATE AND EXTEND STPP
- NO ONWARD CHAIN
- CLOSE TO STUNNING COUNTRYSIDE
- SHORT WALK TO VILLAGE GREEN



Full Description

An extended three-bedroom detached bungalow offering spacious, flexible accommodation with a delightful rear garden, detached garage, parking, basement room and potential to extend further on the ground floor or into the loft subject to planning permission. Situated along a highly sought-after road within walking distance of everything the quintessential village of Brockham has to offer including shops, primary school and glorious open countryside.

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 third bedroom is another double however this room has been used as an additional reception room by the current owner. There is a family bathroom with a three-piece white suite with bath and overhead shower. The hallway leads to the rear 15ft reception room which is a lovely bright room due to the dual aspect windows and boasts a charming feature fireplace. There is plenty of space for a three-piece suite and freestanding furniture. Next is the light and airy kitchen which has been fitted with a selection of floor to ceiling units complemented by ample work surface space and room for all the modern appliances. Off the kitchen is the very useful utility space with a side door out to the garden. This space also links the garden room and the master bedroom. The garden room is a lovely bright space with a sliding door out to the patio and leads to the garden. The rear aspect master bedroom is an excellent size including built in wardrobes and an ensuite shower room.

Outside

To the front is a pretty, walled, landscaped garden with a path to the front door. The delightful rear garden offers an area of lawn together with a large patio, providing the ideal space for outdoor entertaining. Enclosed fencing, mature trees and shrubs create a wonderful sense of privacy and seclusion. An unusual but very useful feature is the basement room/workshop which has been fitted with power. This room could have a number of uses such as a media room or home office.

Double garage and parking

At the rear of the garden is a detached garage with up and over door, with a door at the rear and has parking for two cars in front of it.

This property is Council Tax band F.

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.





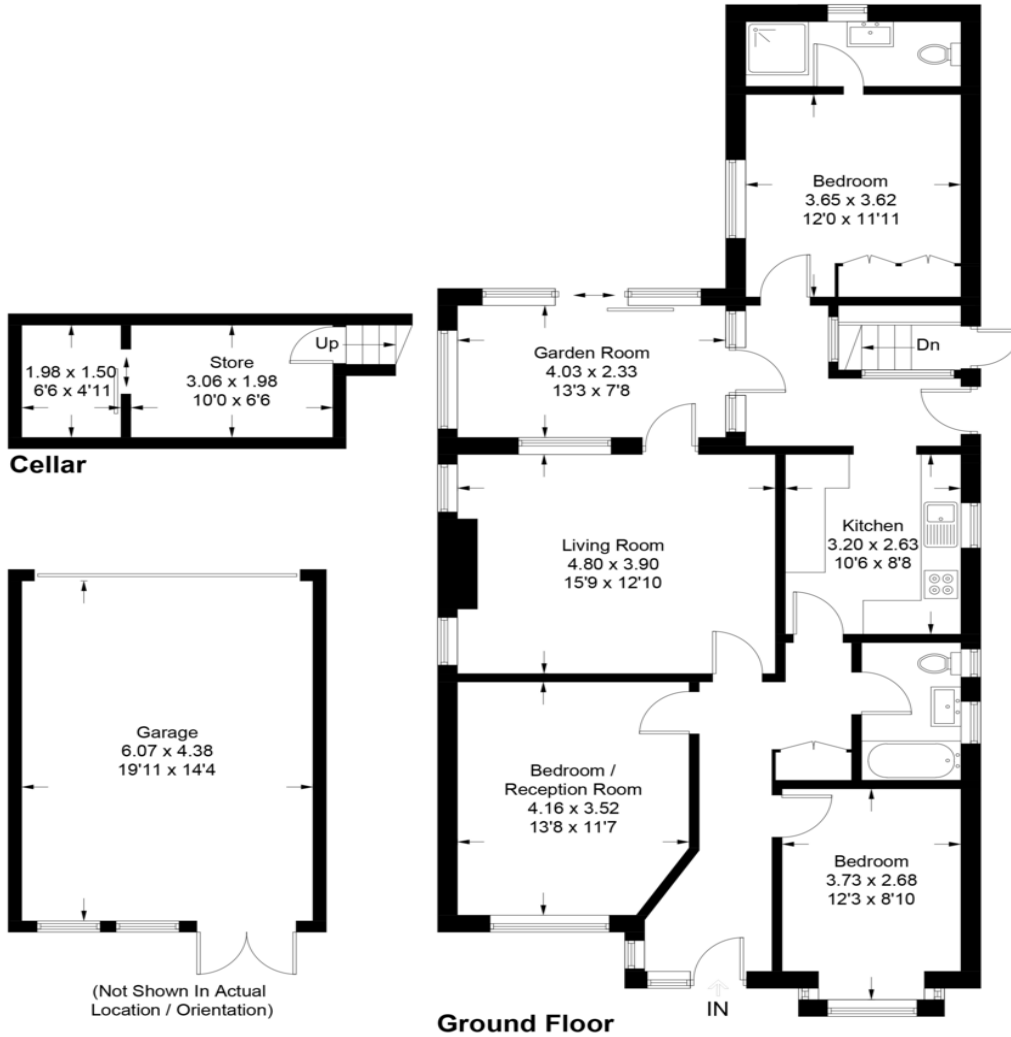
Hillside Gardens, RH3

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

Cellar = 10.1 sq m / 109 sq ft

Garage = 26.6 sq m / 286 sq ft

Total = 141.7 sq m / 1525 sq ft



COUNCIL TAX BAND

Tax Band F

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	62 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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