



Park Close

Strood Green, Brockham

Guide Price £550,000

Property Features

- DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- SINGLE GARAGE & LARGE DRIVEWAY
- ENCLOSED REAR GARDEN
- BRIGHT & SPACIOUS ACCOMMODATION
- 14FT LIVING ROOM
- CLOSE TO STUNNING COUNTRYSIDE
- SHORT WALK TO VILLAGE GREEN
- SHORT WALK TO VILLAGE SHOP, SCHOOL AND PUBS



Full Description

Presenting a bright and spacious detached family home, offering three bedrooms, a spacious enclosed garden and versatile living space within a quiet cul de sac just a short stroll from the village shop, Doctors, veterinary centre, wonderful countryside walks and all the amenities of Brockham Village.

Upon entering, you are welcomed into a hallway that leads into the generously sized living room. Abundant natural light streams in through the large front aspect window, complementing the inviting atmosphere created by the feature fireplace and wooden floors, making it an ideal spot to unwind. An archway leads into the bright dining room, which connects seamlessly to the picturesque garden through sliding doors. The well-equipped kitchen boasts ample base and eye-level units, complemented by ample worktops, providing plenty of space for freestanding appliances. Adjacent to the kitchen, you'll find a convenient utility room with a sink and access to the garden, as well as a downstairs shower room with neutral fittings. An internal door leads into the single garage, which has been configured to use as a versatile extra space.

Ascending the stairs to the first floor, you'll find access to all rooms and the loft. The main bedroom features fitted wardrobes and a pleasant garden view, offering ample space for a double bed and additional furnishings. Bedroom two, another spacious double bedroom, also comes with fitted wardrobes and a charming feature fireplace. Presently utilised as a study by the current owners, bedroom three could easily be reverted to a single bedroom if desired and has space for a small freestanding wardrobe. All three bedrooms feature original wooden flooring, exuding warmth and character. The family bathroom is tastefully tiled from floor to ceiling and features a white three-piece suite with a bath and a hand-held shower, completing the upstairs accommodation.

Outside

The property offers a private driveway leading to a single garage, along with a paved area that provides additional parking for several vehicles. A side path grants access to rear garden, enclosed by a fence and primarily laid to lawn, with a charming patio area ideal for socialising during the warmer months. The garden also features a practical tool shed and is adorned with mature shrubs and trees, creating a tranquil and secluded outdoor space.

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. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and mainline 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 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.

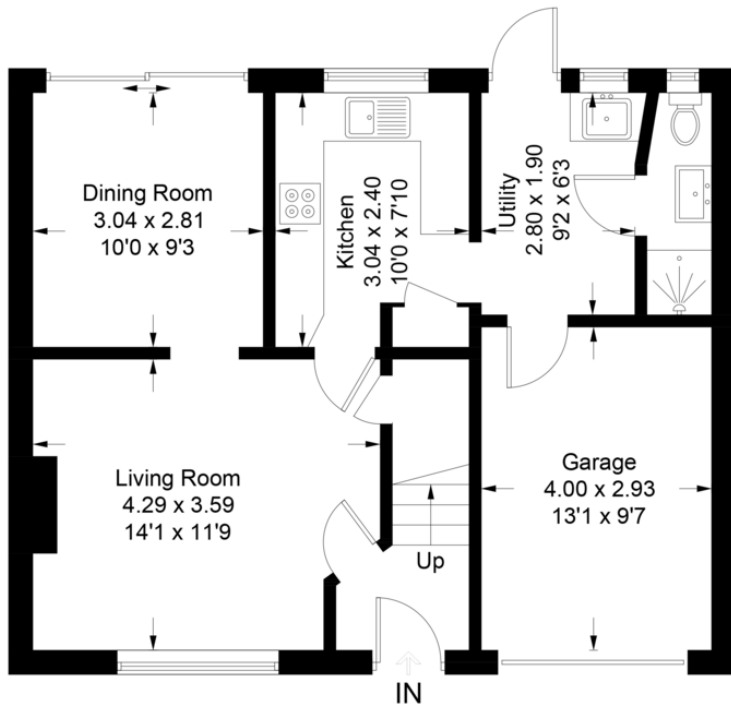
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



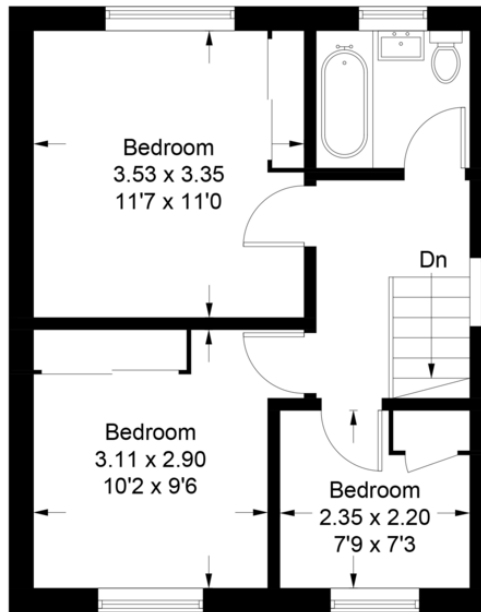


Park Close, RH3

Approximate Gross Internal Area = 95.9 sq m / 1032 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. (ID993586)



CONTACT

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

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

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

