



Oakdene Road, Brockham

Guide Price **£440,000**

## Property Features

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- END OF TERRACE PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- STYLISH KITCHEN/DINING ROOM
- BRIGHT AND SPACIOUS ACCOMMODATION
- LARGE ENCLOSED REAR GARDEN
- CHARACTER FEATURES
- MODERN FAMILY BATHROOM
- 12FT LIVING ROOM
- BROCKHAM VILLAGE LOCATION
- SHORT WALK TO THE VILLAGE SHOP, GREEN, PHARMACY AND CHURCH





# Full Description

A charming and immaculately presented end of terrace family home, nestled in the popular village of Brockham, offering two double bedrooms, a large garden and bright, spacious living accommodation which has been modernised throughout. Situated just a few moments away from everything the wonderful village of Brockham has to offer including the village shop, excellent butchers, bus stop, nursery, doctor's surgery and popular local school.

This wonderful property begins in the useful porch, which leads into the cosy living room which offers the perfect blend of original features and modern functionality. The exposed brick fireplace with open fire offers charm while the fitted units offer practical storage solutions. From here stairs lead up to the first-floor accommodation and into the well-proportioned kitchen/dining room which has been fitted with shaker style base and eye level cupboards, gas hob and hood and plenty of workspace for all of the modern-day appliances. There is also space for a freestanding fridge/freezer and a designated area for a large dining room table and chairs to enjoy meals with friends and family. Patio doors let in plenty of natural light whilst also providing access out to the pretty garden. To the rear is the contemporary family bathroom which adds a real touch of modern luxury and includes a white three-piece suite with a large walk-in shower and bath. Upstairs, there are two double bedrooms, both with fitted storage cupboards and access to the loft space. The principal bedroom has a pitched roof with two Velux windows, flooding this room with lots of natural light, whilst also enjoying lovely views over the garden.

## Outside

To the front of the property there is a paved garden with a path leading to the front door as well as a side access gate into the rear garden. The delightful back garden is yet another wonderful feature to this home which enjoys a South facing aspect. The garden is mainly laid to lawn as well as offering a full width patio, ideal for alfresco dining or simply just enjoying on a warm summer's day. The whole garden is fully enclosed creating a sense of privacy with an inviting array of mature trees, shrubs and well stocked beds. In addition, there are two sheds, perfect for storing bikes, garden tools and outdoor toys.

## Parking

The property does not include allocated parking, however residents of Oakdene Road can park on the street which does not require a permit to use.

## Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection.

## Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night. This property is walking distance to the doctor's surgery, shops, pubs, Church, school and veterinary centre. The village website [www.brockham.org](http://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 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.



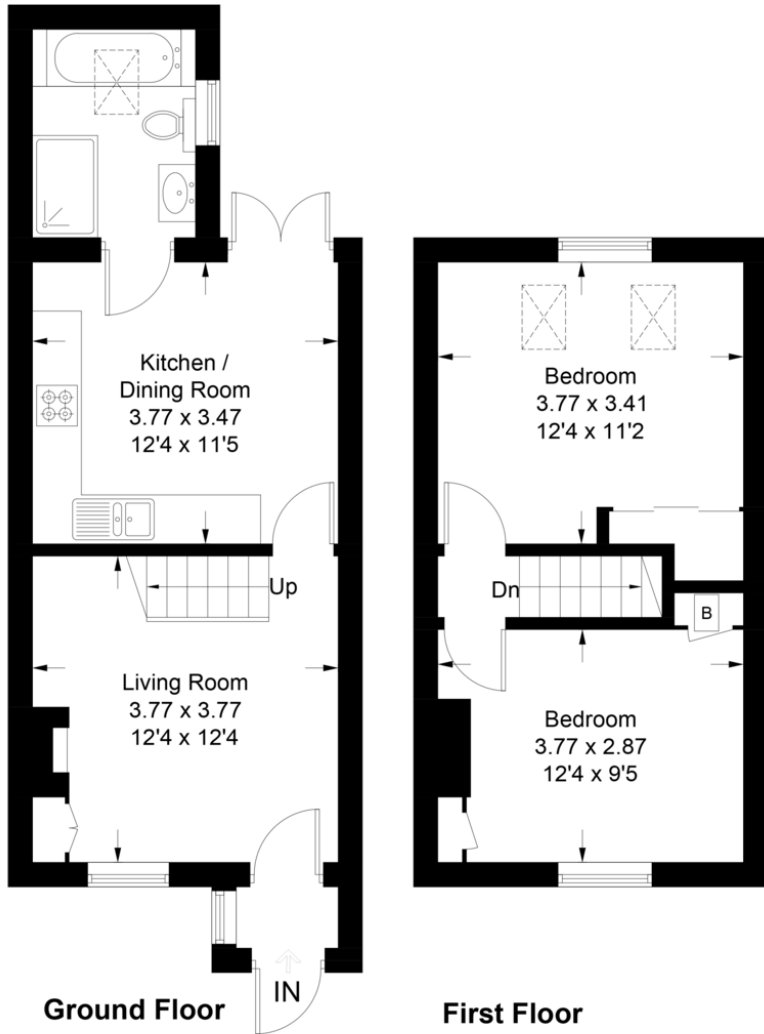






# Oakdene Road, RH3

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft



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. (ID1033869)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## COUNCIL TAX BAND

D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

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

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 01306 776674

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