



## Oakdene Road, Brockham

£439,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE ENCLOSED GARDEN
- POTENTIAL TO RENOVATE & EXTEND (STPP)
- POTENTIAL TO CONVERT LOFT (STPP)
- WALKING DISTANCE TO VILLAGE GREEN
- SHORT WALK TO LOCAL SCHOOL & NURSERY
- CLOSE TO STUNNING COUNTRYSIDE WALKS
- PERIOD FEATURES

EPC Rating '56'



**\*NO ONWARD CHAIN\*** Presenting a charming three-bedroom period property with a spacious rear garden, situated in the sought-after village of Brockham, just moments away from local amenities such as shops, a doctor's surgery and well-regarded local schools.

This property is entering the market for the first time in over 50 years, having been a cherished home during that period. Gas central heating and double-glazing throughout along with a full array of solar panels on the south-facing roof. Neighbouring properties have loft conversions and extensions so Planning Consent should be straight-forward. It presents a unique opportunity for a new owner to modernise and potentially extend (subject to planning permissions).

The ground floor features a kitchen, family bathroom/utility room, a dining room and a cosy sitting room with a fireplace (could be converted to wood-burning stove). The staircase from the dining room leads to the first-floor landing, providing access to all rooms. The principal bedroom at the front boasts ample space with fitted cupboards. Bedroom two is a sizable single room with fitted cupboard, overlooking the pretty rear garden. Here is access to the loft space, offering potential for conversion (subject to planning permission), as others in the area have done. Bedroom three, another single room with fitted cupboards, enjoys delightful views over the garden. Both rear bedrooms have beautiful views of Box Hill. The property benefits from solar panels which make it a very cosy and economical home.

#### Outdoor Space

At the front there's a paved and lawned garden with a path leading to the back door and access gate to the rear garden. The rear garden is a standout feature with the benefit of an automatic watering system. The garden is enclosed, partly laid to lawn with shrubs and well-stocked beds as well as an area for growing vegetables/fruit, creating a pretty and welcoming atmosphere. There is a mature apple tree (Bramley apples). Additionally, the large garden shed can easily be adapted for use as a studio or home office. The garden has rear access.

#### 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. It is not known whether the property has a broadband connection, but we would suggest investigations into this are carried out personally.

#### 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

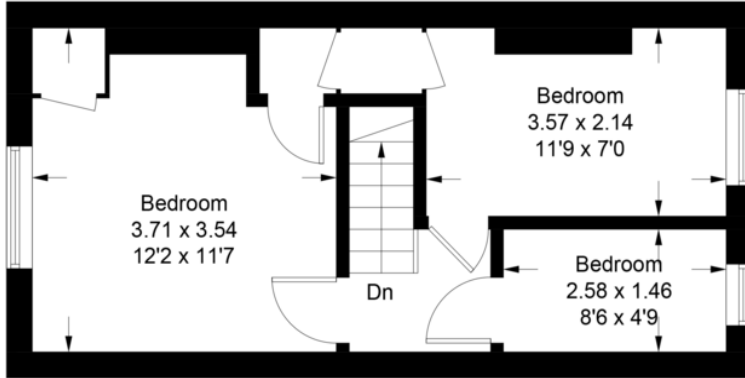
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**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.

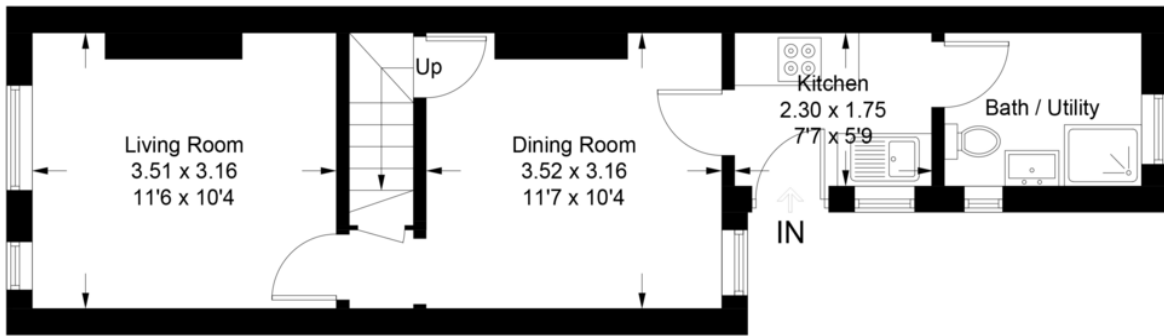


# Oakdene Road, RH3

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft



**First Floor**



**Ground 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. (ID1035636)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

Tax Band D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

