



 Seymours

LINKS VIEW AVENUE, BROCKHAM  
GUIDE PRICE £500,000







This detached house, featuring three bedrooms, is situated in the picturesque village of Brockham and offers significant potential for comprehensive renovation or reconstruction into a wonderful new home, pending planning approval.

The ground floor includes:

Kitchen  
Living room  
Dining Room  
Bedroom 1  
W/C

The first floor includes:

Bedroom 2  
Bedroom 3  
Bathroom

Outside & Parking

There is a generous fence enclosed garden offering plenty of potential for the new buyer. The property also features a driveway offering off-street parking for multiple vehicles.

Council Tax & Utilities

The property falls under council tax band F. 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, shops, pubs, Church, school, doctor's surgery and veterinary centre. The village website [www.brockham.org](http://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 & 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.



#### Links View Avenue, RH4

Approximate Gross Internal Area = 103.0 sq m / 1109 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. (ID1041151)

#### CONTACT

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