



17 Nutwood Avenue, Brockham

Betchworth

Guide Price £600,000



17 Nutwood Avenue

This stunning three-bedroom semi-detached house that has been thoughtfully extended to the rear. With a spacious open plan lounge/diner and a modern kitchen and utility room, this beautiful family home offers ample space for entertaining and every-day living. The property also features a double garage and double carport, ensuring plenty of room for parking and storage.

Located on the outskirts of the highly regarded Brockham Village, one of the prettiest villages around, residents enjoy easy access to the village green, local store, chemist, and popular establishments like The Grumpy Mole and The Royal Oak, all within walking distance. Brockham itself is renowned for its charm and proximity to Reigate and Dorking town centres, both just a short drive away. These vibrant town centres offer an array of amenities, including large supermarkets, cinemas, restaurants, and mainline stations with direct services to London Victoria and Waterloo. Surrounded by picturesque countryside, this property presents a unique opportunity for nature enthusiasts. The area offers an abundance of outdoor activities, including walking, riding, cycling, and other sports. The large rear garden creates a peaceful oasis, leading to the double garage and double carport. In addition, there is generous off-road parking available to the front of the property, providing convenience for residents and their guests.

In summary, this property is an impressive family home offering both style and practicality. With its superb location in the idyllic Brockham Village and its proximity to the bustling towns of Reigate and Dorking, this property truly encompasses the best of both worlds – a peaceful retreat within reach of all essential amenities and superb transport links. Don't miss the opportunity to make this stunning property your own.

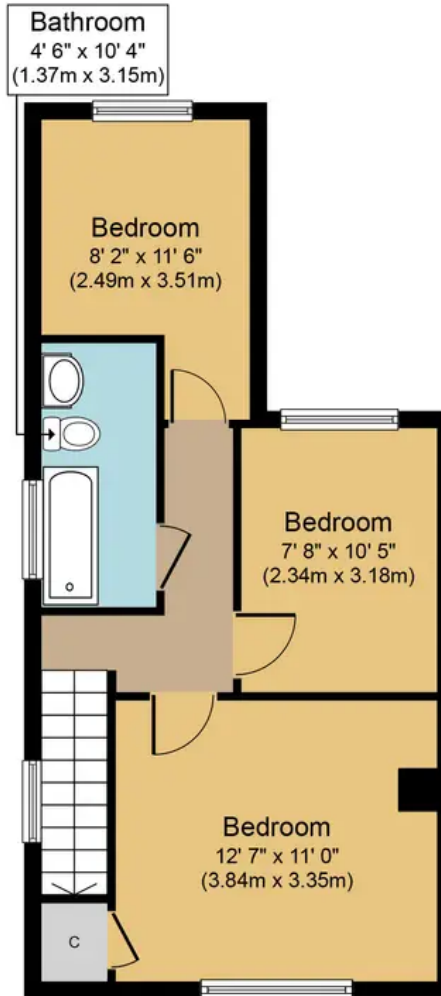
Council Tax band: E Tenure: Freehold



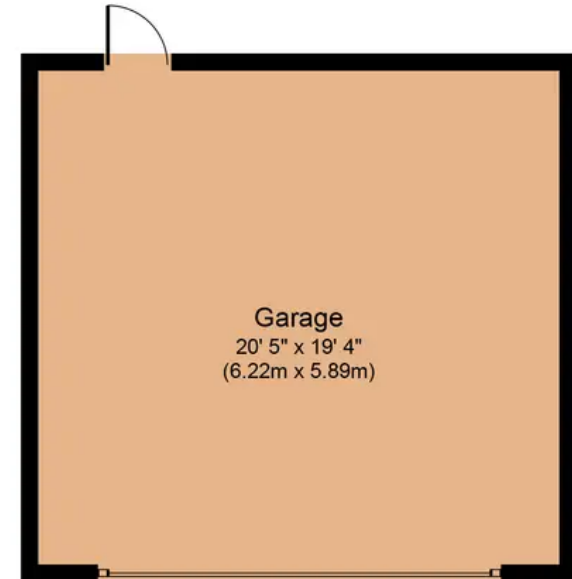




Ground Floor
Approximate Floor Area
513 sq. ft.
(47.7 sq. m.)



First Floor
Approximate Floor Area
425 sq. ft.
(39.5 sq. m.)



Garage
Approximate Floor Area
395 sq.ft.
(36.7 sq.m.)

Nutwood Avenue, RH3
Approx. Gross Internal Floor Area 938 sq. ft. (87.2 sq. m.)
Garage Floor Area 395 sq. ft. (36.7 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.