



## Middle Green, Brockham

Guide Price £450,000

EPC Rating '67'

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- PRIVATE ENCLOSED GARDEN
- OFF STREET PARKING
- CENTRE OF BROCKHAM VILLAGE
- EN SUITE BATHROOM & SHOWER ROOM
- MODERN KITCHEN
- LIVING ROOM WITH DOORS OUT TO THE GARDEN
- NO ONWARD CHAIN
- CLOSE TO VILLAGE GREEN, BUTCHERS, PHARMACY & SHOPS



**\*NO ONWARD CHAIN\*** A beautifully presented two double bedroom ground floor apartment offering bright, spacious accommodation and a large enclosed private garden, with the benefit of off-street parking.

Located in the heart of Brockham village within the exclusive Middle Green development, residents enjoy easy access to the village's amenities, including quaint shops, a renowned butcher, charming pubs, a nursery and a highly regarded local school.

Upon entering through a private front door, a welcoming hallway with ample storage leads to all areas of the home. The rear-facing living/dining room, boasting an impressive 18ft expanse, is flooded with natural light and offers access to the private garden through French doors. The modern kitchen is equipped with floor-to-ceiling units, complemented by ample countertop space, integrated appliances and room for additional amenities. The master bedroom, positioned at the rear, boasts ample space and an ensuite bathroom. Another double bedroom, located at the front, completes the living quarters, accompanied by a contemporary shower room fitted with sleek white fixtures.

#### Parking & Private Garden

Outside, the fenced-in rear garden has been designed for low-maintenance, accessible via a side gate and directly from the living area. Parking is conveniently situated at the front, with the option to open the side gate for an additional parking space. Visitors to the development also benefit from designated parking spaces.

#### Leasehold

The property is leasehold with 117 years remaining. There is a service charge of £1,600 per annum, which includes ground rent. This covers aspects of maintenance, including the communal gardens, private road upkeep, exterior redecorating, window cleaning and building insurance. Full information is available upon request.

#### Council Tax & Utilities

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

#### 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. 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 2JZ.

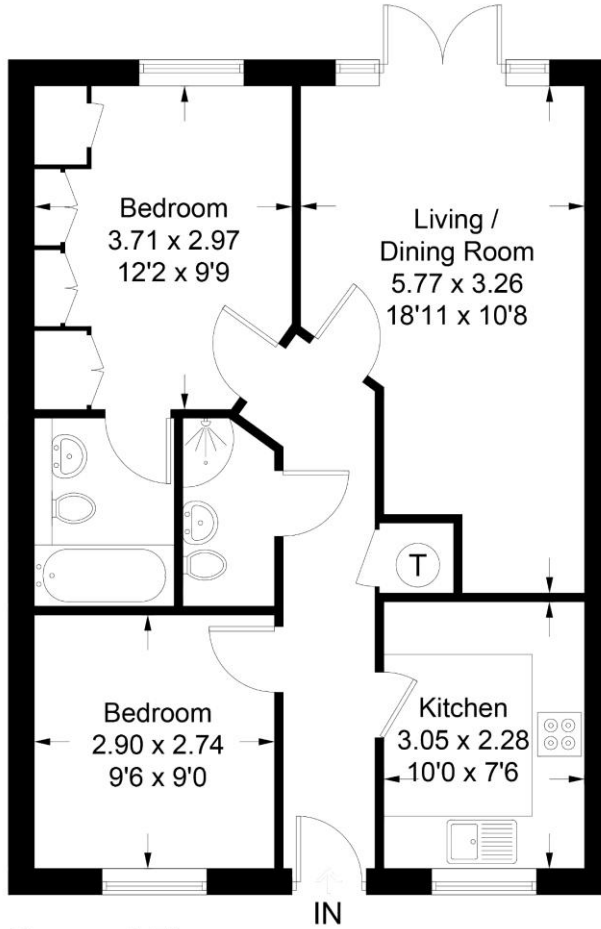
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



## Middle Green, RH3

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



### 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. (ID1054642)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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