



Glenfield Close

Brockham,

Guide Price £650,000

Property Features

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- POTENTIAL TO MODERNISE AND EXTEND STPP
- 24FT LIVING/DINING ROOM
- PRIVATE DRIVEWAY AND ATTACHED GARAGE
- SHORT WALK TO VILLAGE SHOP, SCHOOL AND GREEN
- IMPRESSIVE FRONT & REAR GARDENS
- FAMILY BATHROOM & SEPARATE TOILET
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP



Full Description

NO ONWARD CHAIN A fantastic opportunity to acquire this wonderful three-bedroom, semi-detached bungalow, located on the quiet cul-de-sac a short walk from the desirable village of Brockham. This property has been a well-loved home for many years and now offers the opportunity for modernisation and extending subject to planning permission.

The property begins in the spacious entrance hallway which leads to all rooms. The living/dining room is a generous 24 x 12 ft and offers plenty of space for a large suite as well as a family sized dining table. The feature fireplace and original wooden flooring adds a cosy feel whilst the dual aspect floods the room with lots of natural light. From here a door leads into the conservatory which is a wonderful space to enjoy all year round and enjoys unspoilt views out to the wonderful garden as well as access through to the kitchen which has a good number of base and eye level units and space for freestanding appliances. There are three bedrooms, two of which are good sized doubles and offer fitted wardrobes whilst bedroom three is a single room. Finishing off the accommodation is the family bathroom and a separate toilet.

Outside

The front of the property has an attractive manicured garden and attached garage with driveway parking for several cars. A particular feature of the property is the westerly facing rear garden which is mainly laid to lawn and screened with mature hedging. Open farmland borders the rear of the garden providing a picturesque and semi-rural backdrop. The garden room is a wonderful additional feature to the property and could be used as a home office for dedicated working or home gym. There is also a large shed, perfect for storing garden tools or bikes.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage and electricity. There is an oil tank in the garden. It is not known whether the property has a broadband connection, but we would suggest investigations into this are carried out personally.

Location

Glenfield Close is situated within Brockham village, which is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, butchers, pubs, church, school, doctor's surgery and veterinary centre. The village website 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, cycling 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 negotiations.

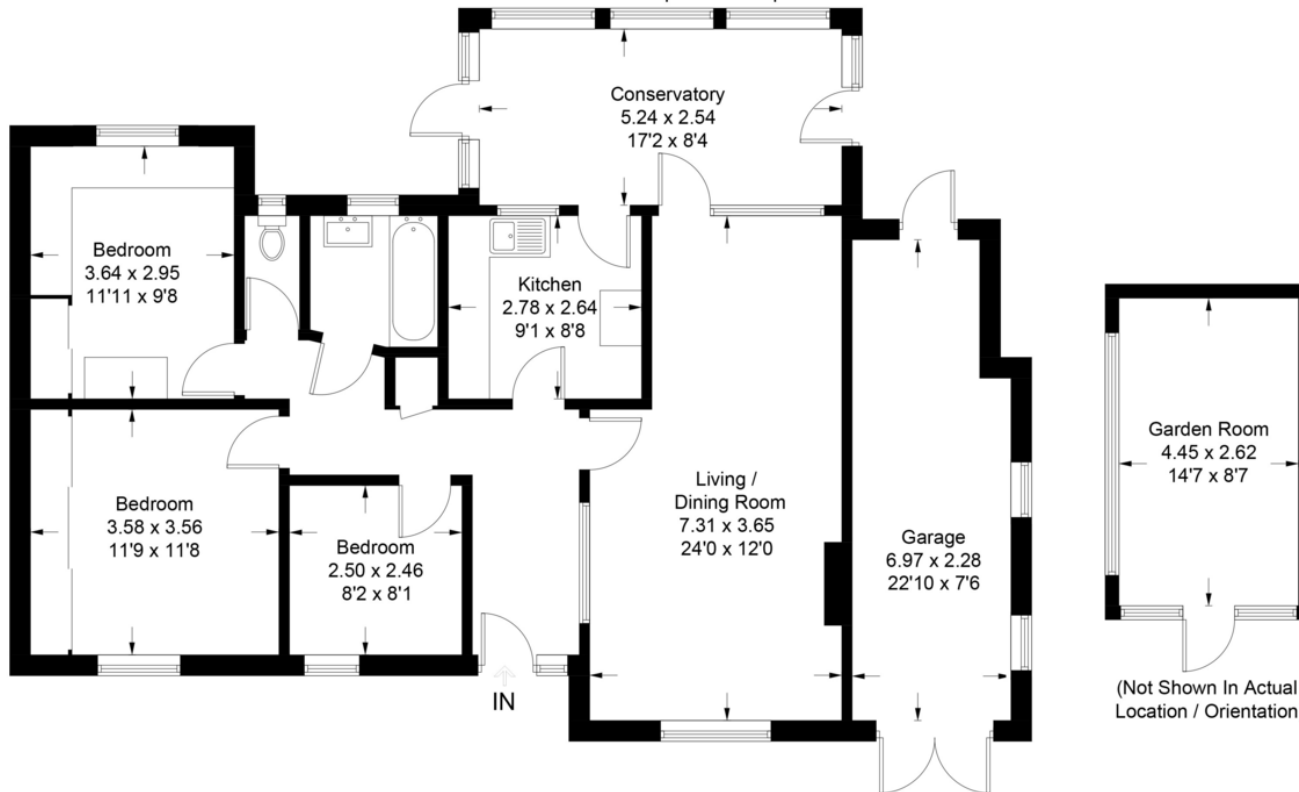
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.





Glenfield Close, RH3

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Garden Room = 11.6 sq m / 125 sq ft
 Total = 122.7 sq m / 1321 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. (ID1051377)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

