



## Park Close, Strood Green, Brockham

Guide Price £539,950

EPC Rating 'TBC'

- THREE DOUBLE BEDROOMS
- GREAT VIEWS OVER FARMLAND
- STUNNING KITCHEN/DINING ROOM
- SITTING ROOM WITH LOG BURNER
- SHOWER ROOM AND BATHROOM
- CUL DE SAC
- WALKING DISTANCE TO VILLAGE GREEN
- CLOSE TO STUNNING COUNTRYSIDE
- PERIOD FEATURES
- NO ONWARD CHAIN



**\*NO ONWARD CHAIN\*** A beautifully presented three double bedroom, end of terrace house offering bright, spacious accommodation with a delightful blend of period charm and modern style plus a garden backing onto fields.

Situated within a quiet cul-de-sac, the property is within walking distance of everything the village of Brockham has to offer including shops, nursery, school, open countryside and wonderful community events. This charming property has been updated and extended to now offer spacious open plan living accommodation that flows beautifully which is ideal for modern day family living.

The property begins in the entrance area which leads to all of the downstairs rooms. The stylish living room with a front aspect bay window, which floods the room with plenty of natural light as well as a brick exposed fireplace with log burner. Built-in shelving provides ideal storage solutions. Next is the spacious shower-room which includes a walk-in shower and white suite, finished with a grey Venetian plaster, creating a contemporary feel to the space. A real feature of the property is the fabulous 23ft open plan kitchen/dining/family room which has been designed to be 'the heart of the home' and seamlessly connects to the garden. This is a bright space with plenty of natural light flooding in through the roof light and sliding-doors opening onto the garden, perfect for entertaining guests. The kitchen is equipped with sleek black units complemented by a ample worktop space, a selection of integrated appliances and pantry style storage cupboards. There is also a dedicated space for a family sized dining table and chairs as well as a large suite towards the rear of the room. The entire space enjoys original wooden flooring and unspoilt views out to the pretty garden.

On the first floor, the landing provides access to all of the upstairs accommodation. The main bedroom offers a vaulted ceiling and scenic garden views, while the second double bedroom features built-in wardrobes. The family bathroom, fitted with a modern white suite, roll top bath and stylish Venetian plaster completes the first-floor accommodation.

Stairs rise to the second floor and as you can see from the measurements, the 3rd bedroom is an excellent 14ft and boasts built-in storage, Velux windows, and captivating views of the surrounding fields and woodlands.

#### Outside

Towards the front of the property there is an area to park one car.

The delightful back garden backs onto fields and is yet another great benefit to this property which has been designed to be easy to maintain, offering an area of lawn with a log store and convenient side access.

#### Location

Strood Green is located within the village of Brockham which is highly regarded in the area, with its picturesque green, famous bonfire night, shops, pubs, church, school, doctor's surgery and veterinary centre. A short 5 minute walk away there is a park with a children's playground. 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. 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, 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 - These particulars are for guidance only and do not form any part of any contract.



## Park Close, RH3

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom / Eaves Storage = 2.3 sq m / 25 sq ft  
Total = 99.6 sq m / 1072 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. (ID1059391)

EPC TBC

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley

### CONTACT

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