



Hillside Gardens, Brockham

Guide Price £650,000

EPC Rating '62'

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- GARAGE AND DRIVEWAY
- CONSERVATORY
- MODERN BATHROOM
- DESIRABLE CUL-DE-SAC LOCATION
- NEW GAS BOILER INSTALLED JANUARY 2024
- DETACHED BUNGALOW
- SHORT WALK TO THE VILLAGE GREEN, SHOP, SCHOOL AND CHURCH



NO ONWARD CHAIN A well-presented, three bedroom detached bungalow offering bright and spacious accommodation with front and rear garden and single garage. Located in a quiet cul-de-sac in the desirable village of Brockham just a short walk from the village green, shop, Church and school.

The property begins in the bright and spacious hallway which leads into the spacious reception room with gas coal effect fire and plenty of space for a large suite. Sliding patio doors lead into the bright conservatory which has been tiled for a clean and practical feel and offers wonderful views out to the garden and a side door provide access outside. The rear access kitchen has been fitted with a range of neutral base and eye level units, gas hob and cooker and plenty of worktop space. There is space for the expected freestanding appliances as well as views out to the garden.

There are two double bedrooms, both of which are bright and airy and enjoy a front facing aspect. There is also a single bedroom as well as the family bathroom which has been fitted with a white suite including bath and overhead shower.

Other features are the a new gas boiler fitted in January 2024 and there was permission granted for a loft conversion in 2005 (More details are available upon request).

Outside

To the front of the property is a generous driveway with parking for several cars as well as access to the single garage. The rear is an area of lawn bordered by shrubs and mature hedging.

The rear garden has been split into zones beginning with a large patio area which spans the width of the property and features a brick BBQ, ideal for outdoor entertaining. There is also an area of lawn as well as a shed, ideal for storing garden tools. The whole garden is fully fence enclosed creating a private space, bordered by shrubs and plants to create interest.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP 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 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 which is useful for commuting. 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 and is a 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.

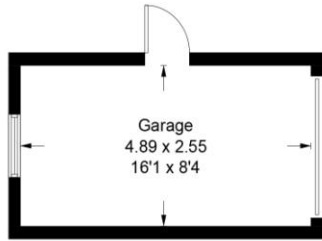
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

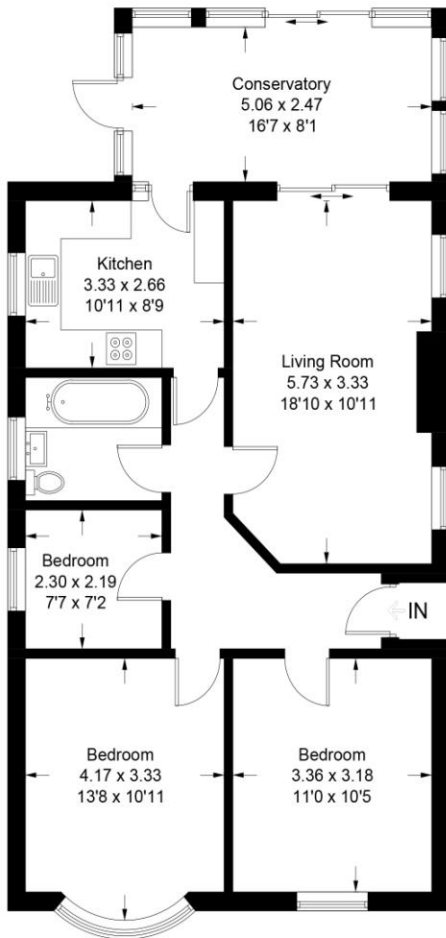


Hillside Gardens, RH3

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 101.3 sq m / 1090 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1069703)

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley Local Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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 01306 776674



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