



33 Tanners Meadow, Brockham

Guide Price £475,000

EPC Rating '62'

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- SPACIOUS SITTING ROOM
- POTENTIAL TO EXTEND STPP
- SINGLE GARAGE & PARKING FOR TWO CARS
- SOUTH FACING REAR GARDEN
- SHORT WALK TO BROCKHAM
- QUIET CUL DE SAC LOCATION
- POTENTIAL TO MODERNISE THROUGHOUT



NO ONWARD CHAIN A well-presented two-bedroom, semi-detached house with delightful South facing garden, single garage, parking for two cars and no onward chain. Cherished by its current owner for many years, the property now presents an excellent opportunity for modernisation throughout with the potential to extend STPP.

Situated in a quiet, tucked away position just moments away from everything Brockham village has to offer including a local shop, doctors, school, and glorious open countryside.

This wonderful family home begins in the hallway with stairs to the first floor and into the spacious living room. This is an impressive 15ft offering the ideal entertaining space with room for comfortable seating and bi-folding doors which lead into the rear aspect kitchen. Enjoying views over the garden, the kitchen has been fitted with a range of traditional cabinets, worktops and space for the expected appliances. There is also space in the corner of the room for a dining table and chairs. This is a wonderfully bright room owing to the double doors which lead out to the patio and garden.

On the first floor, the spacious landing provides access to all the upstairs accommodation. As you can see from the measurements, the main bedroom is an excellent size, with built-in storage and room for additional furniture. Bedroom two is a good-sized single which could alternatively be used as a study if preferred and overlooks the pretty garden. Completing the accommodation is the bathroom fitted with a white suite and walk-in shower, sink and vanity unit for additional storage.

Outside

To the front there is a large driveway with parking for two cars leading to the single garage and front door. The delightful South facing back garden is yet another wonderful advantage, offering a full width patio leading directly off the kitchen, as well as an area of lawn, bordered by fruit trees and mature trees offering dappled shade. The fully fenced garden offers a tranquil and private space whilst being low maintenance. The garage can be accessed from the garden via a rear door.

Garage and parking

This property benefits from two parking spaces and a single garage.

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 identifies many of the clubs, societies, and local facilities. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and mainline 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.

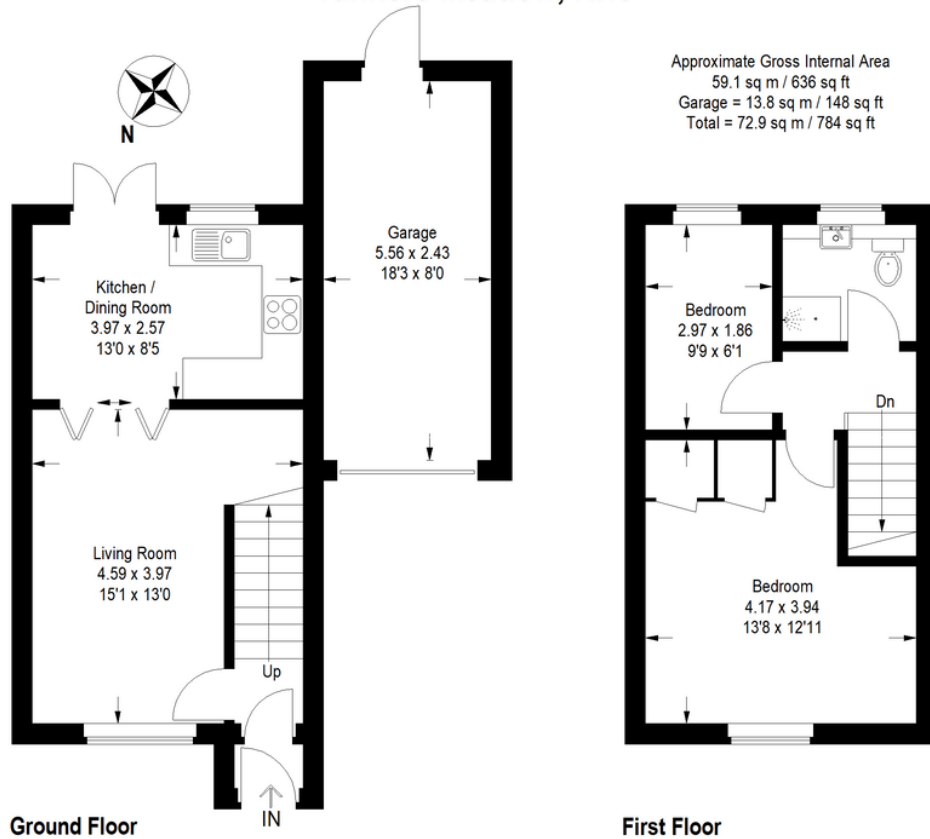
Viewing - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

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.



Tanners Meadow, RH3



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. (ID1138725)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

