

Oakdene Road, Brockham

**Guide Price £550,000**

## Property Features

- MID-TERRACED HOUSE
- THREE BEDROOMS
- DRIVEWAY PARKING
- ENCLOSED GARDEN BACKING ONTO ALLOTMENTS
- SHORT WALK TO VILLAGE GREEN, SHOP AND CHURCH
- FARMHOUSE STYLE KITCHEN
- SPACIOUS CONSERVATORY
- POTENTIAL TO EXTEND INTO THE LOFT STPP
- 17FT LIVING ROOM WITH OPEN FIREPLACE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



# Full Description

An extended, three-bedroom family house offering a large garden, driveway parking and the potential to extend up into the loft STPP. Positioned in the sought after village of Brockham, backing onto allotments and within walking distance of everything the village has to offer.

The accommodation begins with a welcoming hallway with access to the stairs and leads to all key rooms. The front aspect sitting room enjoys many original features including attractive wooden flooring which leads off from the hallway, as well as a charming, exposed brick fireplace with open fire. This is a bright and sunny room which has plenty of room for comfortable seating and leads through to the conservatory. This room is a multifunctional space with windows on three sides which allows natural light to flood the room whilst allowing the garden views to be appreciated from all angles. There is space for a dining table and chairs as well as a dedicated area for additional sofas. The kitchen seamlessly connects to the conservatory, borrowing both the light and garden views and comprises a range of traditional units, worktops and room for freestanding appliances. Finishing off the ground floor is the family bathroom which has been fitted with a white suite including bath and overhead shower.

Upstairs the landing leads to three good sized bedrooms. The main bedroom offers generous proportions whilst the second bedroom is another well-proportioned double. Bedroom three is a single room which is set up by the current owners as a home office.

There is also the potential to extend up into the loft as others have done along the road STPP.

## Outside

To the front is a generous driveway with parking for two cars with a path leading down to the gated rear garden. The South-East facing rear garden offers a patio directly off the conservatory which makes the ideal spot for a table and chairs, as well as a generous area of lawn. Fully fence enclosed, the garden offers a peaceful and private setting to enjoy throughout the year.

## Council Tax Band & Utilities

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

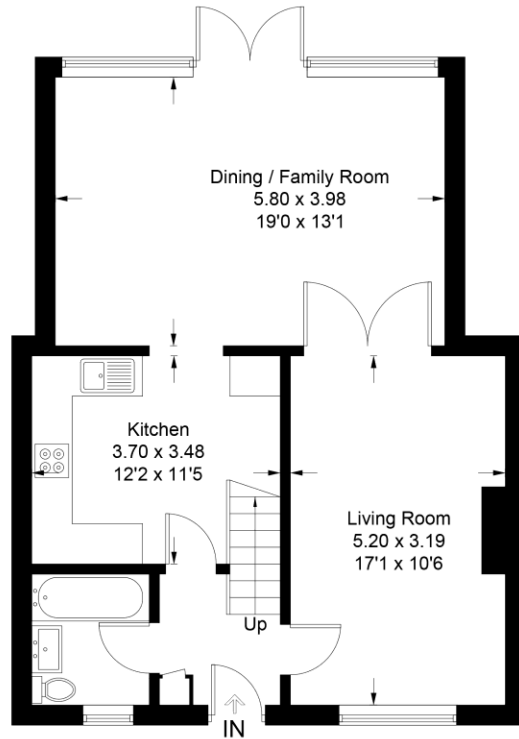
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.



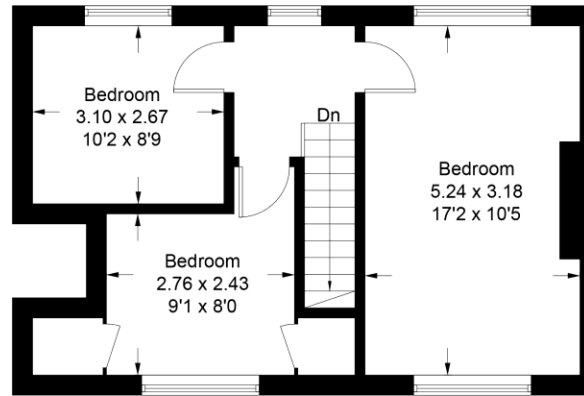


# Oakdene Road, RH3

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft



**Ground Floor**



**First 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. (ID1134566)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

## COUNCIL 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](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

