

Leigh Road

Betchworth

Guide Price £699,950

Property Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY RENOVATED
- MODERN OPEN PLAN KITCHEN
- WALL TO WALL BIFOLDING DOORS TO GARDEN
- STYLISH FAMILY BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE
- WITHIN A SHORT DISTANCE TO THE CENTRE OF BROCKHAM AND LEIGH VILLAGES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

An immaculately presented, three double bedroom bungalow which has been fully refurbished throughout including a significant rear extension which has created a contemporary, open plan living space. The property also benefits from a double garage and off-road parking for several cars. Located on the edge of the popular village of Betchworth, it offers easy access to breath taking countryside, perfect for dog walkers, cyclists, and outdoor enthusiasts.

Upon entry, the welcoming hallway impresses with its meticulous design and generous proportions, enhanced by thoughtfully designed storage to maintain a clutter-free entrance. From here, you're led to the expansive 24'1 x 23'10 kitchen/dining/family room - a multifunctional space ideal for daily family living and entertaining. The sleek kitchen occupies one side, featuring sophisticated black cabinetry, ample worktop space and integrated appliances including a steam oven. A central island provides both additional storage and houses the induction hob and built-in extractor fan. The remaining space accommodates a large seating area and a family-sized dining table, with bi-fold doors spanning most of the back wall, opening onto the private rear garden. Underfloor heating adds warmth and comfort throughout. A separate utility room offers further storage and space for laundry appliances, connecting to a convenient downstairs cloakroom. At the front of the bungalow there are three generously sized double bedrooms each with plenty of space for freestanding furniture. The luxurious family bathroom completes the layout, fitted with a modern suite, including a bathtub and separate walk-in shower, dual sinks, and built-in storage for added convenience.

Garden & Exterior

The front of the house is hedge enclosed with a path to the front door and driveway to the garage which provides ample off-street parking for a number of vehicles. A side gate provides access to the rear garden. The fence and hedge enclosed back garden offers an extensive area of lawn, and the groundwork has started for a full width patio accessed directly from the house. There is a large storage shed with power and rear access to the garage.

Garage - 16'4 x 14'10 – with electric roller shutter door.

Council Tax & Utilities

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

Location

Leigh Road is situated on the outskirts of Betchworth village, close to the picturesque villages of Leigh and Brockham. Betchworth village has a post office and general store, local infant school, nursery and three public houses. For golfers, local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. Betchworth Station offers a regular service with direct trains to Gatwick and onward to London in 25 minutes from Redhill and further afield using the Thameslink Service from Redhill. Close by is the North Downs Way and Pilgrims Way offering miles of stunning open countryside, ideal for walking and riding enthusiasts. Further footpaths take you up to the top of Boxhill and the open areas of the National Trust land at Headley (the now famous route of the Olympic cycle race). Gatwick Airport is approximately 20 mins by car and the M25 at Junction 8 and 9 are both approximately 4 miles away. The lovely south coast and Brighton are 39 miles away.

VIEWING - Strictly by appointment only through Seymours Estate Agents, Cummins House, 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.





Leigh Road, RH3

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
 Garage = 22.9 sq m / 246 sq ft
 Total = 138.8 sq m / 1493 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. (ID1140775)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking,
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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

