



The Close

Strood Green

Guide Price £699,950

Property Features

- FOUR BEDROOMS
- OVER 1500 SQ FT
- LARGE KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- POTENTIAL TO CONVERT STUDY INTO SELF CONTAINED ANNEX
- QUIET CUL DE SAC LOCATION
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS W/C
- A SHORT WALK TO VILLAGE SHOP, SCHOOL AND NURSERY
- 21FT LIVING ROOM
- SOUTH FACING REAR GARDEN
- GARAGE & OFF-ROAD PARKING FOR SEVERAL CARS



Full Description

A beautifully updated and extended four-bedroom family home offering over 1,500 sq ft of modern, versatile living spaces, sunny South facing garden and driveway parking, peacefully located in a quiet cul-de-sac. This prime location places you within walking distance of the amenities the vibrant village of Brockham has to offer including local shop, nursery, school, and scenic countryside walks.

The property welcomes you with a spacious entrance hall, featuring stairs to the upper floor and all of the ground floor accommodation. The 21ft front-aspect living room is bright and inviting, complete with a fireplace and a gas burning stove that creates a cosy focal point. From here, double doors lead into the spacious kitchen/dining room, which has been thoughtfully updated. This impressive space features traditional cabinetry, ample countertop space, tiled floor with underfloor heating and integrated appliances. There's a dedicated dining area by the double French doors, which open onto the garden, flooding the space with light and offering a seamless connection between indoor and outdoor living. Adjacent to the kitchen is a practical utility room with access to the garage, currently set up as a home gym, downstairs WC and garden. Additionally, a well-proportioned study provides versatility, with the potential to create a self-contained annexe if desired.

Upstairs, the landing connects to all bedrooms and the loft. The principal bedroom is generously sized, featuring large windows, ample built-in storage and an elegant en suite bathroom with a white suite, including both a separate shower and a bath. Two further double bedrooms, one with built-in storage and a good-sized single bedroom provide excellent accommodation. A modern family shower room, complete with a white suite and stylish tiling, completes this level.

Outside

The front of the property offers a driveway with space for multiple vehicles, as well as access to the garage and a side gate. The garage benefits from power and lighting. To the rear, the south-facing garden provides a private and tranquil retreat, enclosed by mature trees and hedges. A wide patio area, perfect for entertaining, spans the width of the house and leads to a well-maintained lawn.

Council Tax & Utilities

The council tax band is E. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

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

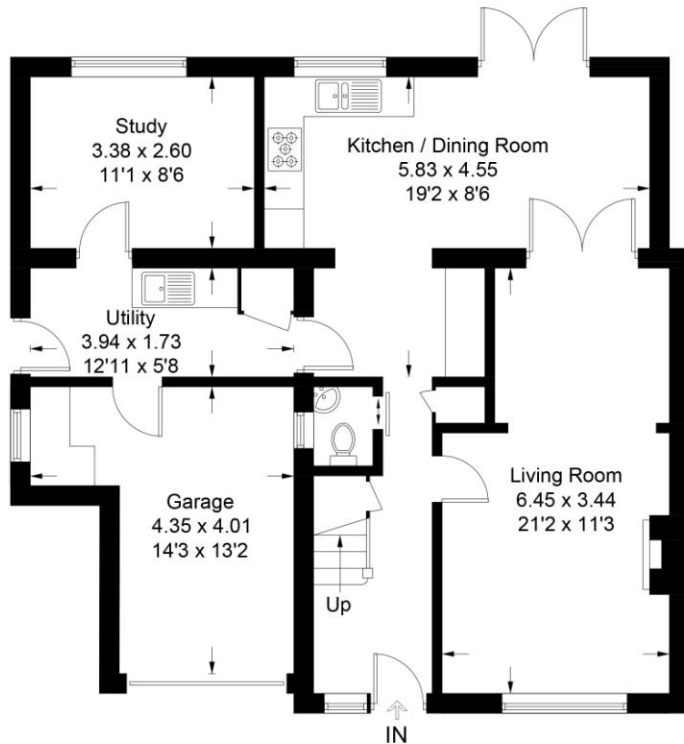
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



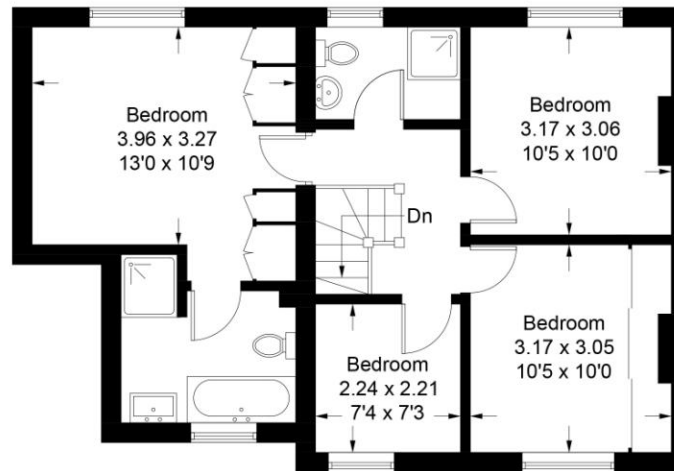


The Close, RH3

Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
(Including Garage)



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. (ID1157334)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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