



Oakdene Road

Brockham

**Guide Price £500,000**

## Property Features

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- NO ONWARD CHAIN
- THREE BEDROOMS
- LARGE REAR GARDEN
- SUNNY CONSERVATORY
- POTENTIAL TO EXTEND ON THE GROUND FLOOR & INTO THE LOFT STPP
- SOUGHT AFTER VILLAGE LOCATION
- SHORT WALK TO VILLAGE GREEN, PUBS AND SHOP
- OPPORTUNITY TO MODERNISE THROUGHOUT
- CLOSE TO VILLAGE NURSERY & SCHOOL
- CLOSE TO MILES OF OPEN COUNTRYSIDE



# Full Description

**\*NO ONWARD CHAIN\*** Introducing a delightful three-bedroom, mid-terraced period property featuring a spacious rear garden and exciting potential for modernisation and extension, both on the ground floor and into the loft (STPP). Conveniently located in the heart of Brockham village, the property is just moments from local amenities, including shops, a doctor's surgery, and highly regarded schools. Coming to the market for the first time in over 60 years, this cherished home offers a wonderful opportunity to make it your own.

The home opens with a welcoming hallway that provides access to the stairs and all principal rooms. The front-facing sitting room is a cosy space, complete with an original fireplace fitted with an electric fire and ample space for a three-piece suite. French doors connect this space to the conservatory, a bright and versatile room with windows on three sides, allowing natural light to pour in and offering panoramic views of the garden. This multi-functional space can accommodate a dining table, chairs and additional seating, making it ideal for entertaining or relaxation. The kitchen is accessible from both the conservatory and the central hallway. It features a range of traditional units, generous worktops, and space for freestanding appliances. There's also room for a table and chairs, perfect for informal dining. Completing the ground floor is the family bathroom, which includes a bath with an overhead shower and presents an excellent opportunity for updating to suit modern preferences.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom boasts generous dimensions and a built-in cupboard, which offers potential for conversion into an en-suite shower room, as seen in similar homes on the road. The second bedroom is another spacious double, complete with fitted storage, while the third bedroom is a large single with lovely views of the garden. The loft space provides additional storage and the opportunity to extend, subject to planning permission (STPP).

## Outside

At the front of the property is a generous garden that could be converted into a driveway if desired. The East-facing rear garden has been thoughtfully designed for low maintenance, featuring a sizable lawn and a path leading to the bottom of the garden. Fully enclosed by fencing, the garden offers a private and tranquil space to enjoy year-round. A shed at the far end provides practical storage for tools and garden essentials.

## 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.

Please note the property is sold subject to probate.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

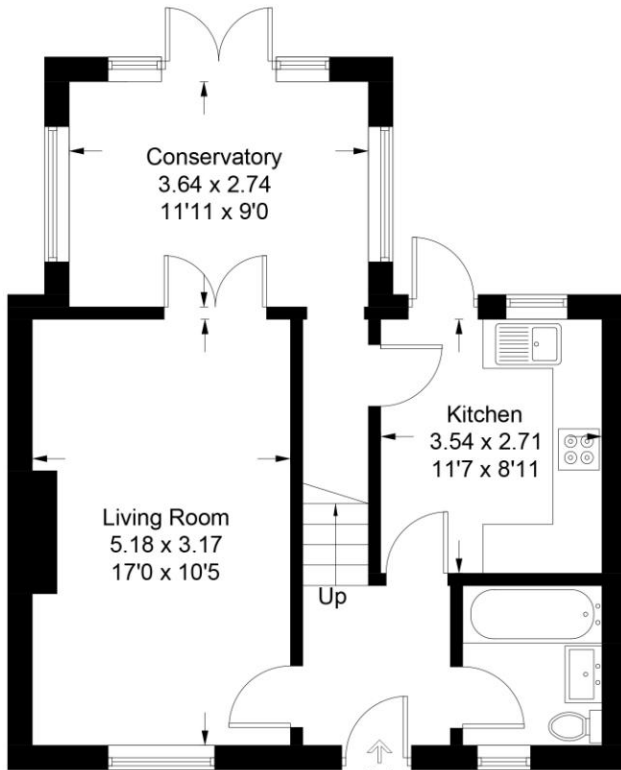
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.



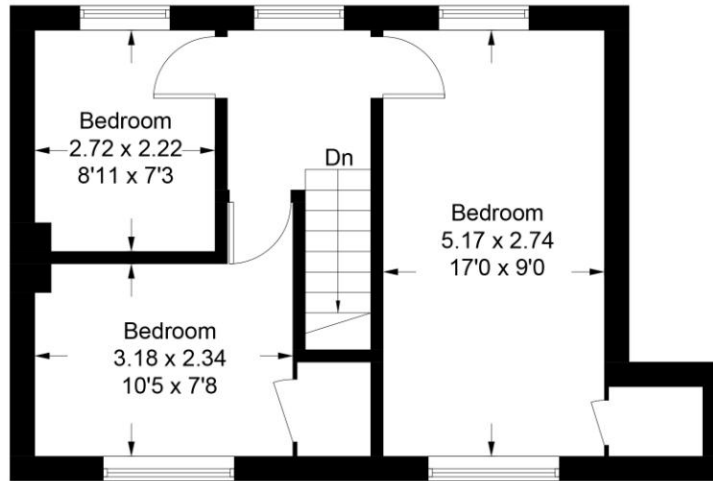


# Oakdene Road, RH3

Approximate Gross Internal Area = 84.2 sq m / 906 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. (ID1158990)

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		

**COUNCIL TAX BAND**

D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

**CONTACT**

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

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 01306 776674

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