



Oakdene Close, Brockham

£650,000

EPC Rating '58'

- THREE DOUBLE BEDROOMS
- CUL DE SAC
- SOUTH FACING GARDEN
- LARGE REAR LIVING/DINING ROOM
- FLEXIBLE LAYOUT
- FAMILY BATHROOM & SHOWER ROOM
- COSY SITTING ROOM
- OFF STREET PARKING

- SHORT WALK TO BROCKHAM VILLAGE GREEN, CHURCH, SHOPS, NURSERY AND SCHOOL
- GREAT COUNTRYSIDE WALKS CLOSE BY



NO ONWARD CHAIN A well-presented, extended, three double bedroom, semi-detached house with off street parking and a wonderful south facing landscaped garden backing onto field. Conveniently located in the popular village of Brockham, within walking distance of the village green, famous butchers, shops, doctors surgery, well regarded primary school and nursery.

The accommodation is traditionally arranged over two floors starting with a useful porch leading to the entrance hallway. The bright yet cosy front aspect living room is well proportioned with a charming feature fireplace with log burner, large bay window and plenty of space for comfortable seating. Next is the open plan living/dining room, a lovely light space with views overlooking the garden and plenty of space for a flexible layout to suit the owners needs. A patio door provides access out to the garden, connecting the inside and outside spaces seamlessly. The kitchen has been fitted with a modern array of base and eye level units, complemented by a good amount of worktop space plus space for freestanding appliances. There is also a useful rear door to the garden. The downstairs utility/ shower room finished off the downstairs space.

Upstairs the landing leads to all rooms beginning with the main bedroom which is a generous sized double with built in storage. Bedroom two is another double with space for freestanding furniture and enjoys lovely views over the garden and field. The third bedroom is a small double which overlooks the garden and currently set up by the owner as a home office, offering versatility. The family bathroom finishes off the first floor accommodation, fitted with a modern white suite, built-in storage and wall mounted shower.

Outside

To the front is driveway parking for two cars and side access gate.

The rear garden is a wonderful feature of this property and has a generous with patio and a large area of lawn. Fully fence enclosed and bordered with well stocked flowerbeds, the garden offers a peaceful setting.

Council Tax & Utilities

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

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 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, 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 Close, RH3

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
(Excluding External Store)



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. (ID1211688)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

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



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.