



Middle Street

Strood Green, Brockham

Offers In Excess Of £700,000

Property Features

- FOUR BEDROOMS
- DETACHED HOME OFFICE
- LARGE REAR GARDEN
- DRIVEWAY PARKING
- MODERN KITCHEN/DINING ROOM
- TWO BATHROOMS
- GENEROUS SITTING ROOM
- FLEXIBLE LAYOUT
- SHORT WALK TO NURSERY & SCHOOL
- WALKING DISTANCE TO DOCTORS, VETS, SHOPS & VILLAGE GREEN



Full Description

NO ONWARD CHAIN A beautifully presented and extended four-bedroom semi-detached home offering bright and spacious accommodation with a delightful west facing rear garden, off-street parking and large detached home office. All situated within walking distance of everything the wonderful village of Brockham has to offer, including local shops, nursery, school and miles of open countryside.

This 1930s character property has been thoughtfully updated and extended, offering flexible accommodation arranged over two floors. A covered porch opens into the hallway, giving access to all ground floor rooms and stairs rising to the first floor. The first reception room is a cosy yet bright, front-aspect living room with a feature fireplace and an archway leading through to the dining room. The impressive 24ft kitchen/breakfast room has been designed as the 'heart of the home' and is fitted with a modern range of base and eye-level cabinets, complemented by ample worktop space, a breakfast bar, and room for a selection of appliances. There is plenty of space for a dining table and chairs, and double doors open directly onto the garden. A very useful utility space with built-in storage sits alongside the kitchen. Also on this floor is the fourth double bedroom, which could equally serve as an office, playroom or TV snug and sits adjacent to a contemporary bathroom.

Upstairs, a spacious landing leads to the remaining bedrooms and the family bathroom. Bedrooms one and two are generous double rooms, while bedroom three is a well-proportioned single. The family bathroom is fitted with a contemporary, neutral suite, including both a bath and a separate shower cubicle.

Outside

To the front of the property is a driveway for several cars. The delightful west facing, fence enclosed rear garden is yet another great benefit measuring approx. 100ft and offering an area of patio ideal for outdoor entertaining. The garden is mostly laid to lawn featuring mature, well stocked borders and plenty of space to create a vegetable patch if desired.

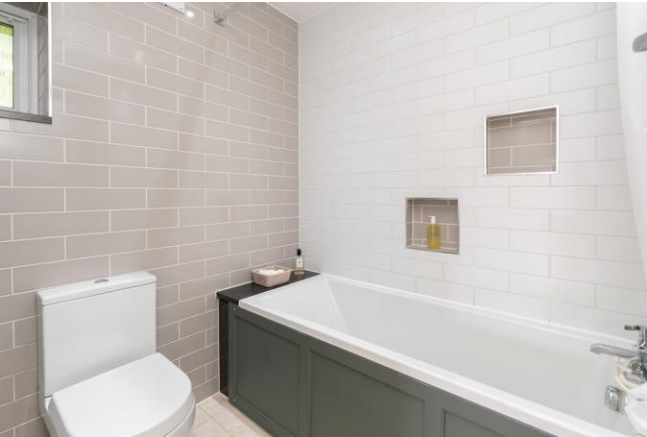
Detached Home office

Fully insulated with power, lighting and heating - could be a great home working space, gym or kids' playroom.

Location

Strood Green is situated within Brockham village, which is highly regarded in the area, with its picturesque green, famous bonfire night, shops, butchers, 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, 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.
FIXTURES & FITTINGS - 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
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Middle Street, RH3

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft

Office = 24.0 sq m / 258 sq ft

Total = 135.3 sq m / 1456 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. (ID1227349)



COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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

CONTACT

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