



Oakdene Road

Brockham

Guide price £475,000

Property Features

- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH FIREPLACE
- LARGE ENCLOSED GARDEN
- WELL PRESENTED ACCOMMODATION OVER THREE FLOORS
- STUNNING NEW KITCHEN / DINING ROOM
- MODERN FAMILY BATHROOM
- BROCKHAM VILLAGE LOCATION
- CLOSE TO LOCAL NURSERY AND SCHOOL
- LARGE STUDY AREA
- WALKING DISTANCE TO THE GREEN, PHARMACY AND VILLAGE SHOP



Full Description

A beautifully presented, extended two double bedroom end of terrace house offering bright, spacious accommodation with a wonderful blend of period features and modern style. Situated just a few moments away from everything the wonderful village of Brockham has to offer including the village shop, excellent butchers, bus stop, nursery, doctor's surgery and popular local school.

Upon entering this wonderful home, you are met with the warm welcoming feel the property offers. Flowing through into the spacious 11'5 x 10ft front aspect living room with charming bright exposed fireplace and log burner creating a wonderful cosy ambience as well as a large bay window which floods this room with lots of natural light. Next is the magnificent kitchen/dining room, which has recently been updated and has been designed to be the heart of the home and has been fitted with an array of base and eye level shaker style units, integrated fridge and freezer, dishwasher, gas hob and double oven, all complemented by quartz worktops. Skylight windows and double doors opening out into the garden create a warm and inviting space, whilst the designated area for a dining table and chairs provides the ideal space for entertaining.

Stairs rise up to the generous first-floor landing which provides access to both bedrooms and doubles up as a designated office space for remote working. The front aspect bedroom is a generous sized double with built-in wardrobes and charming feature fireplace. The family bathroom has recently been updated with a modern white suite and walk in shower. Stairs rise to the second floor which accommodates the master-bedroom which is another generous double, boasting a good number of built-in storage cupboards and roof lights to create a bright and spacious feel.

Outside

To the front of the property there is a pretty enclosed garden with a path leading to the front door as well as a side access gate into the rear garden. The delightful back garden is yet another wonderful feature to this home which is mainly laid to lawn as well as offering a full width patio, ideal for alfresco dining or simply just enjoying on a warm summer's day. The whole garden is fully enclosed creating a sense of privacy with an inviting array of trees, shrubs and well stocked beds. In addition, at the rear there is a brick shed with power and lighting. With some work this could be used as a home office or summer house if desired.

Location

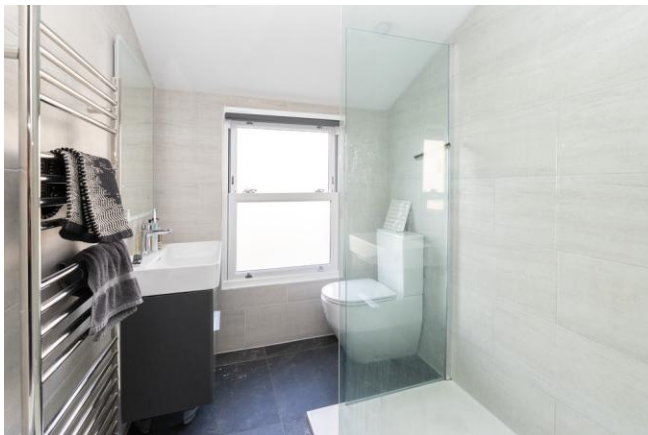
Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night. This property is walking distance to the doctor's surgery, shops, pubs, Church, school and veterinary centre. The village website www.brockham.org identifies many of the clubs, 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. 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, 27 South Street, Dorking, RH4 2JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

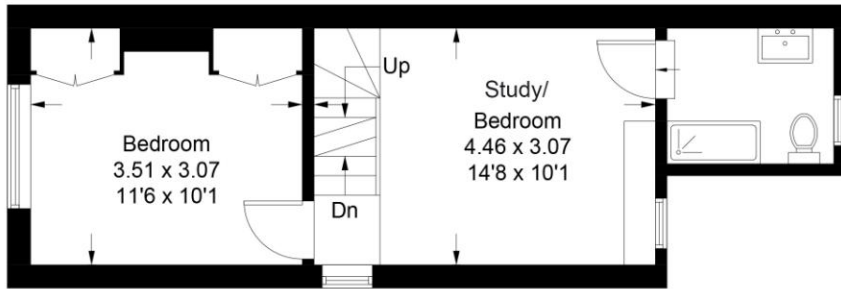
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



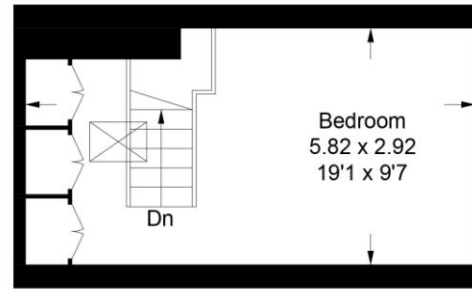


Oakdene Road, RH3

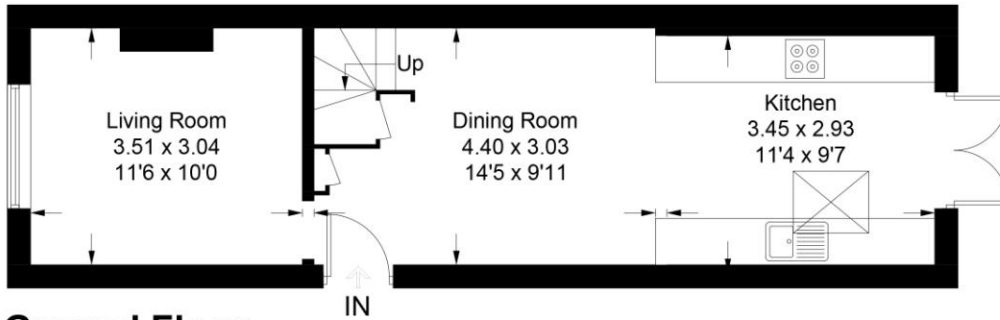
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft
 Garden Store = 8.2 sq m / 88 sq ft
 Total = 90.4 sq m / 973 sq ft



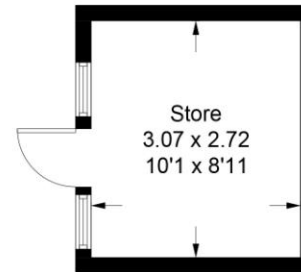
First Floor



Second Floor



Ground Floor



Garden Store
 (Not Shown In Actual Location / Orientation)



COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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. (ID1029796)

CONTACT

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

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sales@seymours-dorking.co.uk
 01306 776674

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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