



Park Close

Strood Green, Brockham

- Four bedrooms
- Great views
- Enclosed garden backing onto field
- Kitchen/dining room
- Sitting room
- Study area
- Cul de Sac
- Off street parking

Guide Price £600,000

EPC Rating 'TBC'

- Walking distance to shops, doctors and shop
- Close to wonderful countryside walks



A beautifully presented four-bedroom semi-detached house offering bright, spacious accommodation with a delightful garden backing onto fields and further potential for a back and side wrap around extension (planning permission granted). Situated within a quiet cul-de-sac, the property is within walking distance of everything the wonderful village of Brockham has to offer including shops, nursery, school, open countryside and wonderful community events.

This wonderful property has been recently updated and extended throughout by the current owners, now offering spacious open plan living accommodation that flows beautifully and is ideal for modern day family living. The accommodation begins with a new porch before opening through into the entrance hall providing useful under stairs storage and stairs to the first floor. A wonderful feature of the property is the fabulous open plan kitchen/dining room which has been designed to be 'the heart of the home'. This is a wonderful bright space with plenty of natural light flooding in through the sliding-doors opening onto the terrace, perfect for entertaining guests. The recently updated kitchen has been fitted with an array of floor to ceiling contemporary units complemented by ample worktop space, a selection of integrated appliances and a useful breakfast bar. The front aspect sitting room is a well-proportioned room with feature fireplace. There is also a utility/storage room and a garage.

On the first floor, the spacious landing provides access to all the upstairs accommodation and a useful study area. Bedrooms two and three are both spacious doubles sharing the family bathroom, fitted with a modern white suite and completes the first floor accommodation.

From the landing, stairs rise to the second floor. As you can see from the measurements, the Master bedroom is an excellent 13'10 ft with a Juliette balcony where wonderful views across fields to woodlands can be enjoyed and further benefits from a stylish en suite shower room. Bedroom four is a generous single with Velux windows. The house is a great size, but another advantage is the planning permission granted for a back and side wrap around extension REF - MO/2019/1593

Outside

Towards the front of the property there is a private driveway offering plenty of parking for several cars. The delightful back garden backs onto fields and is yet another great benefit to this property which has been designed to be easy to maintain, offering an area of lawn with a full width patio, ideal for al fresco dining.

Location

Brockham is situated 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. 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, 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 – These particulars are for guidance only and do not form any part of any contract.



Park Close, RH3

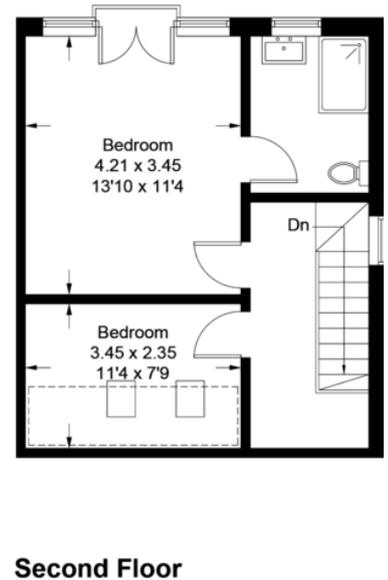
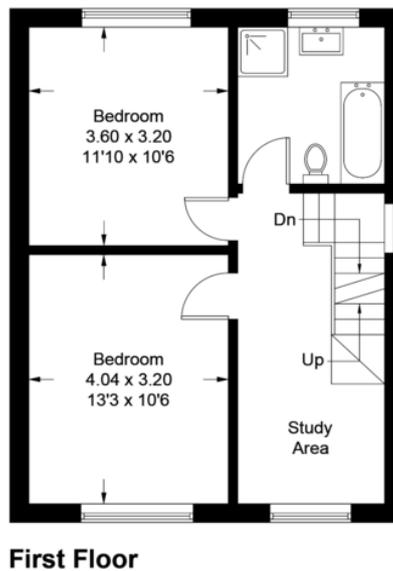
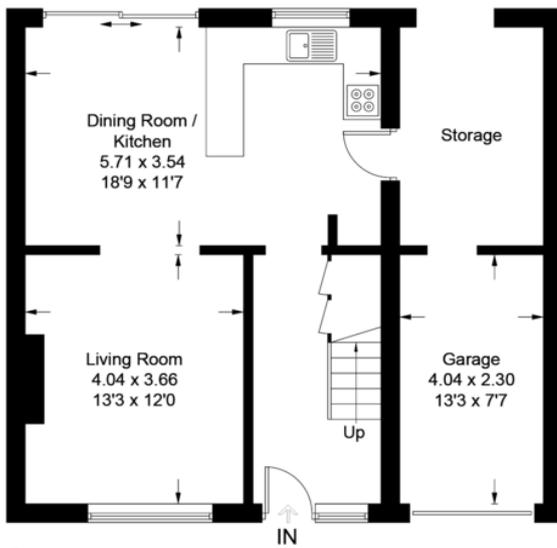
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 3.4 sq m / 36 sq ft

Garage = 9.3 sq m / 100 sq ft

Total = 144.6 sq m / 1556 sq ft

 = Reduced headroom below 1.5m / 5'0



COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

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