

# Kennedys'

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22A, Hillside Gardens  
Brockham  
RH3 7EW

Kennedys are delighted to offer to the market this two bedroom semi detached family home, which has been partially refurbished and is located in a quite Cul-De-Sac in a village location with good access to transport links.

£695,000



- Semi Detached House
- Two Bedrooms
- Enclosed Rear Garden
- Close to railway links and M25

- Rural Cul-de-Sac Location
- Shower Room
- Garage and Driveway
- \*\*No Onward Chain\*\*





# PROPERTY DESCRIPTION

We are delighted to offer a rare opportunity to purchase this spacious semi detached family home that has recently been recently been the subject of some careful refurbishment, including new windows, new carpets and redecoration throughout. Nestled in this quiet and highly sought after backwater on the edge of Brockham village, and a short stroll away from the Dorking Rugby Club paly fields, the house offers further potential for the future, perhaps with a wrap round extension (subject to planning).

The accommodation comprises entrance hall, L-shaped size living/dining room with patio doors leading to the rear garden, and decorative fireplace, fitted kitchen with door to rear lobby and downstairs cloakroom, whilst o the first floor there are two double bedrooms with fitted wardrobes, family shower room and separate WC.

To the outside the property is approached by way of a private driveway, flanked by lawns, providing ample parking for at least two cars and giving access to an attached single garage. A covered walk way gives access to the rear garden, with paving, lawns and fenced borders; a good size garden that also offers up plenty of future potential for those keen designers out there.

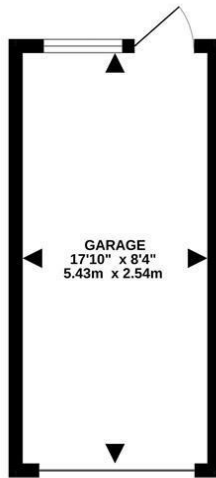
The property also benefits from a brand new boiler and radiators, double glazing, some of which are being replaced. The property is supplied by mains electricity, gas water and sewage.

The Village of Brockham and the house itself sits between Dorking and Reigate which offer a comprehensive range of facilities including shops, schools, main line stations, cinemas and restaurants. The M25 can be reached at Junction 8, just beyond Reigate and Junction 9 Leatherhead. The A217, to Sutton and beyond, can be accessed via Pebble Hill. Gatwick airport is approximately 10 miles away. The area is renowned for its lovely countryside, superb for walking, cycling and riding and with Headley Heath, Box Hill, Ranmore and Polesden Lacey all close by. Denbies Vineyard, the UK's largest, is situated just to the north of Dorking and as well as offering award winning wines, a gift shop, restaurant and some wonderful walks is now also home to the Surrey Hills Brewery. Local golf clubs include the nearby Betchworth, Walton Heath and Reigate Heath clubs with the RAC Country Club, Effingham and Wisley also within easy reach.

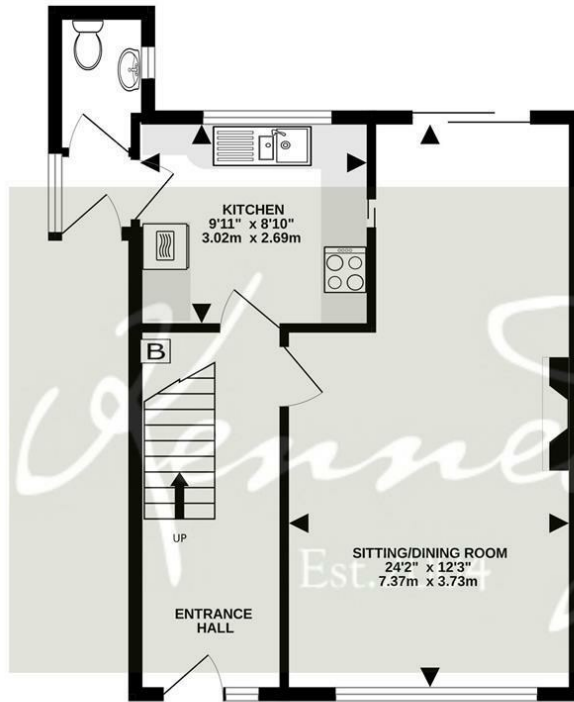
For further information or to arrange a private viewing, please contact a member of our sales team.



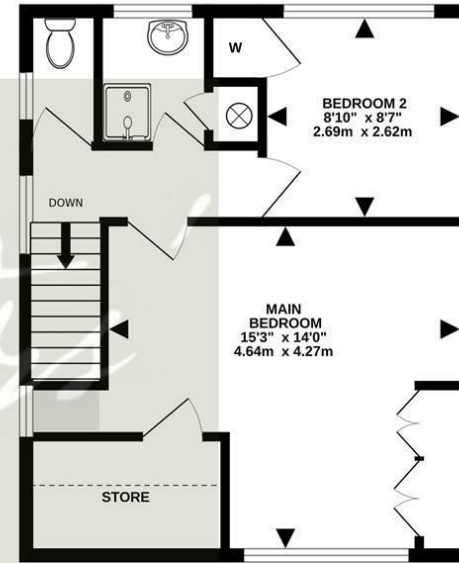




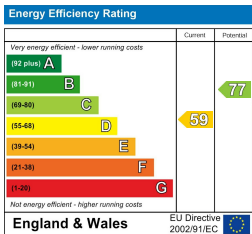
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Mole Valley

TAX BAND: E

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