

Kennedys'

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22A, Hillside Gardens
Brockham
RH37EW

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.

£650,000



- 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.

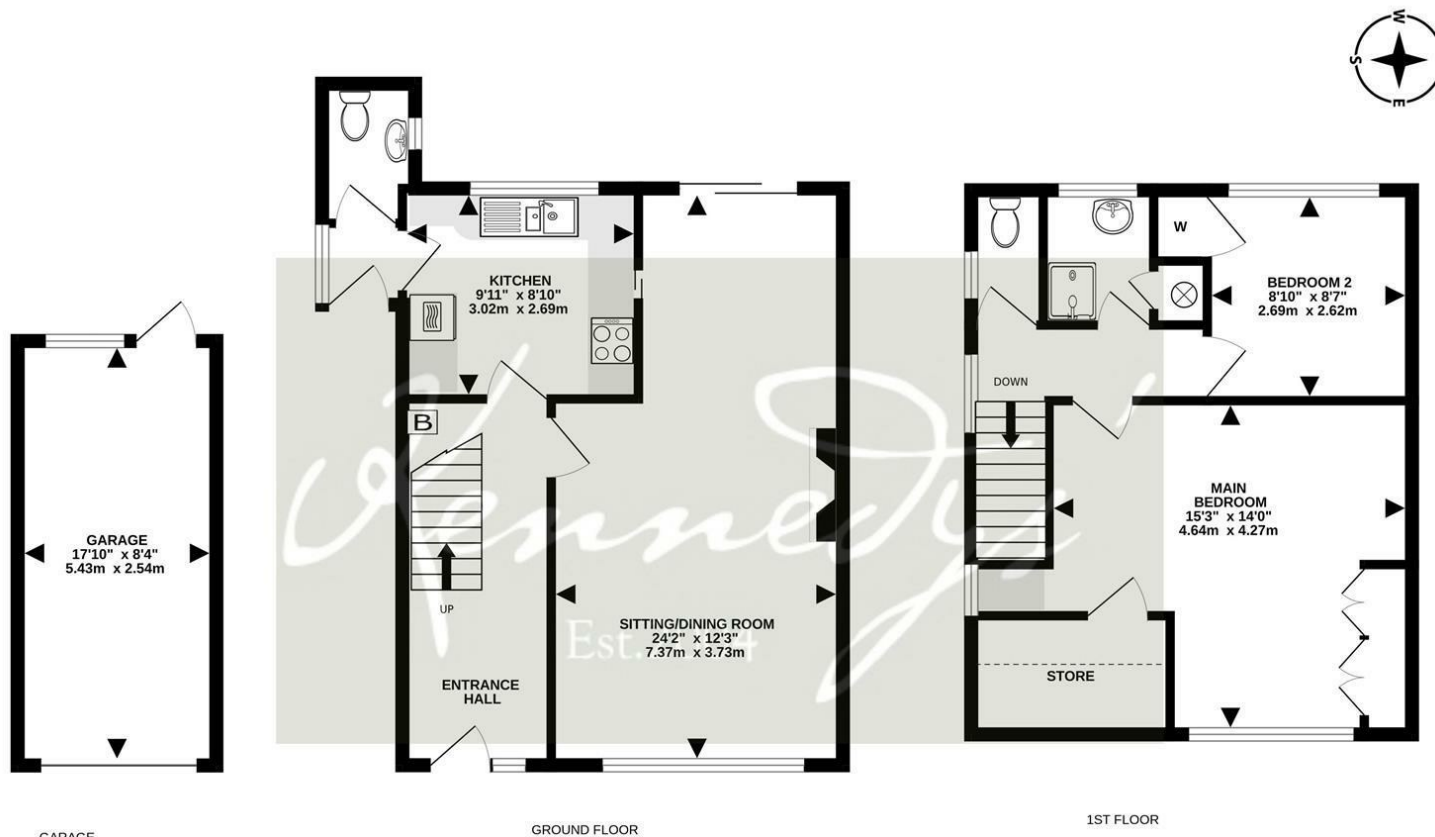
The property also benefits from a brand new boiler and radiators, double glazing, some of which are being replaced. The property is supplied by mains electricity, gas water and sewage.

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.







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TENURE: Freehold
EPC RATING: D
COUNCIL: Mole Valley
TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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