



5 Silverdale Close, Brockham, Betchworth, Surrey, RH3 7LN

Asking Price £425,000



- LINK-ATTACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION
- TWO BEDROOMS
- MODERN WHITE BATHROOM SUITE
- PRETTY LANDSCAPED REAR GARDEN
- DESIRABLE VILLAGE SETTING
- SCOPE FOR SOME IMPROVEMENT
- GOOD SIZE LOUNGE/DINER
- PARKING & SINGLE GARAGE EN BLOCK
- NO ONWARD CHAIN

## Description

Located in a quiet cul-de-sac in the picturesque and desirable village of Brockham, this pretty, yellow brick, link-attached bungalow is presented to the market with no onward chain.

Offering light and bright accommodation throughout, entry into the property is accessed via an enclosed porch with storage cupboard. A generously sized, open-plan lounge/diner forms the heart of the home with doors leading out into the pretty rear garden. The kitchen is accessed from the lounge, again with views overlooking the rear landscaped garden.

Two bedrooms are situated to the front of the property and a bathroom completes the accommodation.

Situated on a generous plot, the sunny rear garden is laid to lawn and offers a selection of mature shrubs and perennials providing plenty of outside space, with a paved patio area offering the perfect setting for alfresco dining in the summer.

There is private residential parking and a single garage en-block.

The property offers the potential for some cosmetic redecoration and is the perfect opportunity for those looking to put their own stamp on a property and transform it into their dream home.



## Situation

Facilities within Brockham Village include the GP Surgery, a local convenience shop, a butcher, Village Hall, The Grumpy Mole PH, Brockham Christ Church and the well-regarded North Downs Primary School. Secondary Schools, namely The Ashcombe & The Priory, can be found in nearby Dorking.

Betchworth Railway Station serves the local villages of Brockham and Betchworth with Great Western Railway providing the service via Redhill into Charing Cross. Dorking mainline and Deepdene train stations provide other services into London Waterloo and Victoria and the surrounding areas.

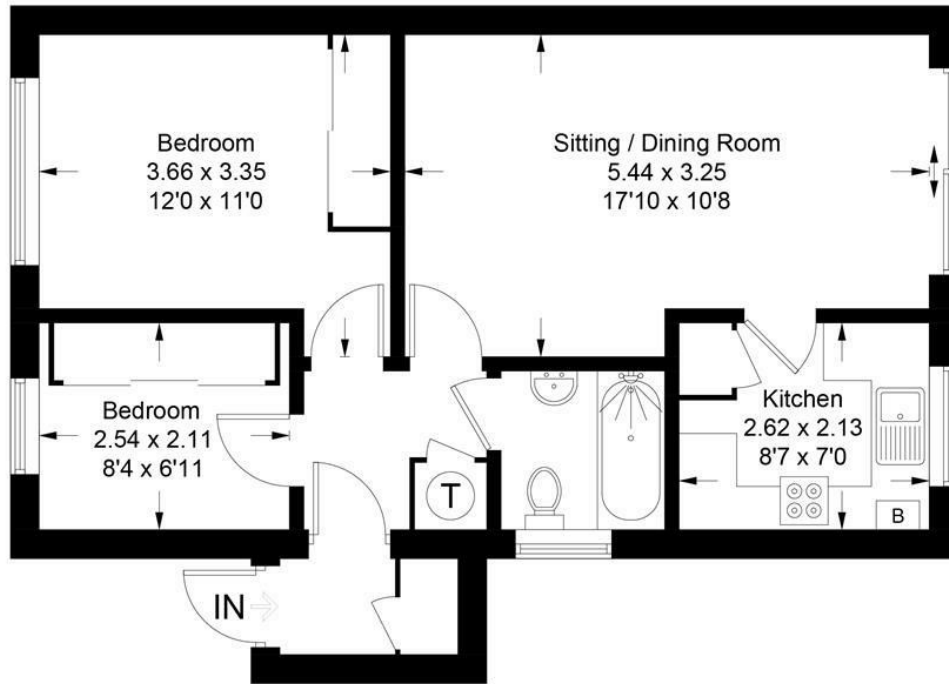
Gatwick and Heathrow Airports are accessible via the M25.

**Tenure** Freehold

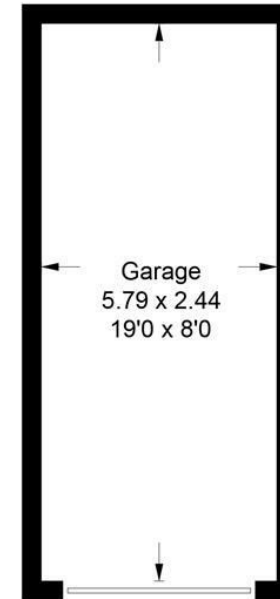
**EPC** D

**Council Tax Band** E

Approximate Gross Internal Area = 50.5 sq m / 543 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 64.7 sq m / 696 sq ft



**Ground Floor**



**Outbuilding**

(Not Shown In Actual  
Location / Orientation)

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 decisions reliant upon them. (ID1088290)

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