



32 Hillside Gardens, Brockham, RH3 7EW

Price Guide £675,000



- DETACHED CHALET BUNGALOW
- ONE/TWO RECEPTION ROOMS
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY PARKING
- NO THROUGH ROAD
- THREE BEDROOMS
- VIEWS TO BOXHILL
- FURTHER POTENTIAL TO EXTEND STPP
- DOUBLE GLAZED
- NO ONWARD CHAIN

Description

This three-bedroom detached chalet style home offers flexible accommodation arranged over two floors. Situated in a pleasant residential no through road the property enjoys views towards Box Hill and is to be sold with no onward chain.

Accommodation briefly comprises of an entrance hall providing access to all principle rooms. To the front is both a bedroom and formal reception room which is adaptable to suit individual needs. There is also a fully fitted family bathroom and separate utility room. The living room is a particular feature of the home with spacious dimensions and views to the garden with direct access via patio doors to the rear terrace. The kitchen includes a selection of base units with matching eye level cupboards and space for the usual white good appliances. The first floor consists of both a bedroom and a further room that could be used as a study or bedroom.

Externally the garden extends to approx. 65ft and is mainly laid to lawn with a selection of mature shrubs and flower bed borders. To the front is driveway parking and a single detached garage.

Situation

Hillside Gardens is a delightful no through road close to the heart of Brockham, which can be easily accessed by a nearby footpath on to Brockham Lane, with its famous green, a village store, primary school, Doctors surgery, chemist, church and pubs.

Dorking town centre is approx. 2.25 miles away and offers a comprehensive range of facilities with supermarkets including Waitrose, Marks & Spencer and Lidl, a well-regarded selection of local and national shops including W H Smith, FatFace, Waterstones and S C Fuller for all your country pursuits. There is a selection of restaurants, including Sorrel, run by the Michelin Starred chef Steve Drake, coffee shops and pubs for all tastes as well as the Dorking Halls, which includes a cinema, theatre and the adjacent sports centre.

Dorking has three stations offering services to London, Horsham, Guildford, Redhill and beyond, including a direct train to Gatwick Airport. The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead. The immediate area offers some of the county's finest walking, riding & cycling countryside with Box Hill, as seen in the 2012 Olympics, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all on the doorstep.

Tenure

Freehold

EPC

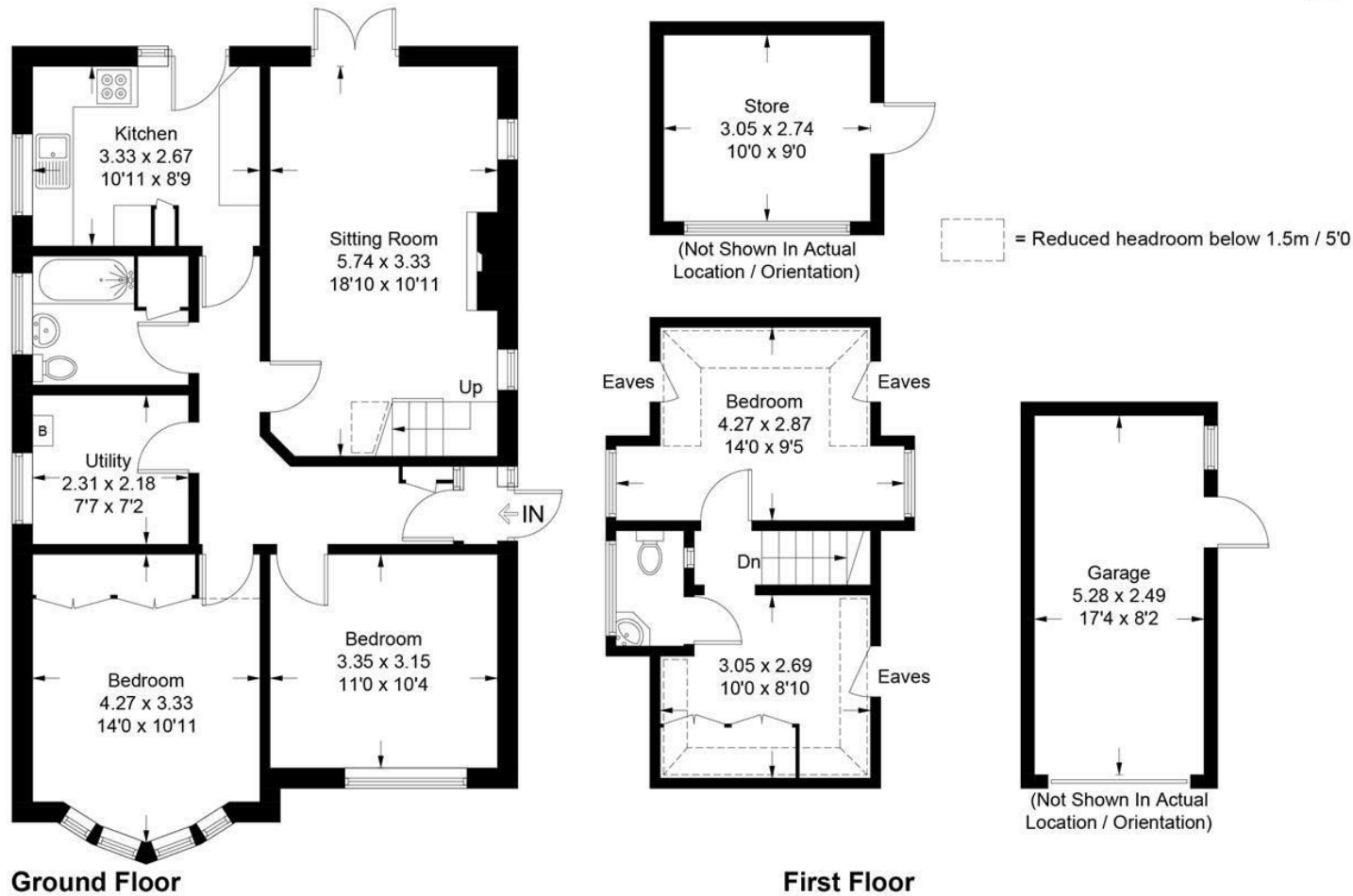
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Council Tax Band

F



Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft
 Outbuilding = 21.6 sq m / 232 sq ft
 Total = 118.5 sq m / 1275 sq ft



Ground Floor

First Floor

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. (ID1117777)

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171 High Street, Dorking, Surrey, RH4 1AD
 Tel: 01306 877775 Email: dorking@patrickgardner.com
 www.patrickgardner.com

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