

# property details **approval form**

Beeches Reigate Road, Buckland, Betchworth, Surrey, England, RH3 7EB

**Date:** 03 May 2024

**Property Ref and Version:** DRK101680 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in the region of £575,000

Tenure: Freehold

## >> **key features**

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- > Detached Bungalow with underfloor heating throughout
- > External heat pump and solar panels
- > Two double bedrooms
- > Lounge / dining room
- > Open plan kitchen
- > Parking for up to six cars on the driveway
- > Council Tax "E"
- > EPC Rating: Awaited

## >> **short description**

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This beautifully appointed detached bungalow offers excellent living accommodation. A thoughtfully laid out two-bedroom bungalow. The property enjoys the most stunning views over Boxhill - simply idyllic.

## >> **long description**

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Presented to an extremely high standard indeed. This wonderful family home begins as you enter the property, leading into the entrance hall; with all living accommodation flowing directly from the hallway. From the entrance hall, flowing directly into the inviting, spacious and appealing bright lounge / dining room - so, so inviting. From the lounge, you enjoy the most beautiful, breath-taking views over fields and Boxhill. Sliding doors lead directly into the "wrap around" garden.

The fitted kitchen, with plenty of work surface space, eye and base level cupboards. Integral double oven and Neff hob. With space for dishwasher, washing machine and fridge / freezer.

The master bedroom is generous, with the benefit of a triple built in floor to ceiling wardrobe, and plenty of space for bedroom furniture.

The second small double bedroom located to the front of the property. There is plenty of space for wardrobes and bedroom furniture.

The family bathroom offers a panelled bath, with shower above, low level w.c. and wash basin with storage below.

There is a cloakroom, with low level w.c. and wash basin with storage below.

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The full width patio / decking area is the ideal spot for outdoor entertaining and alfresco dining. The "wrap around" garden, laid to lawn with mature hedges and well-established border.

There is a shed towards the side of the property, offering additional storage space.

The front garden, with a driveway and parking for up to eight cars.

>> **directions**

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## >> **room description**

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**Your Barnard Marcus office:** 238 High Street, DORKING, Surrey, RH4 1QR

**T** 01306 882148 **E** [dorking@barnardmarcus.co.uk](mailto:dorking@barnardmarcus.co.uk)

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## >> **property images**



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## >> **property images**



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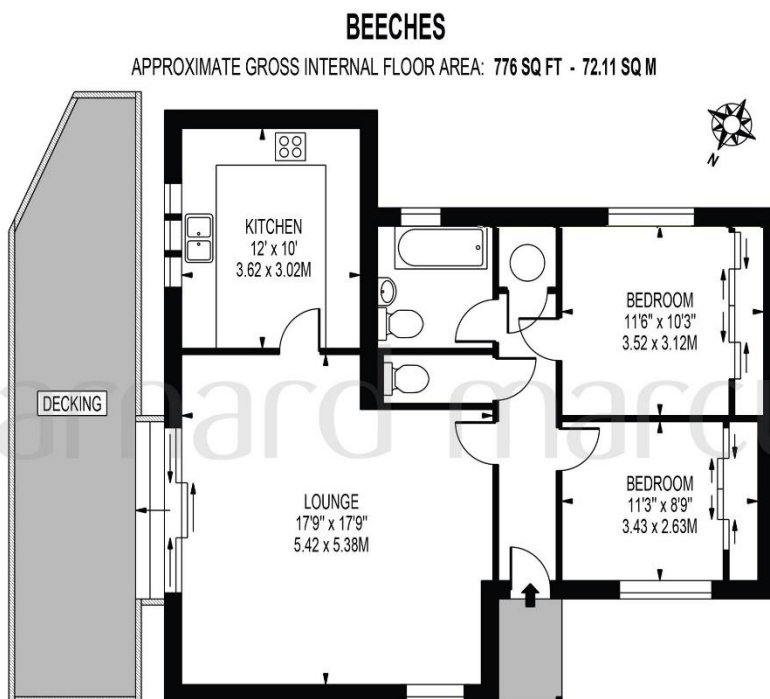
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## >> floor plan



FOR ILLUSTRATION PURPOSES ONLY

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## >> approval

	Signature	Date
<b>Kirsty Calverley</b>		
<b>Mr G. Saunders</b>		

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