

property details **approval form**

8 Council Cottages, The Street, BETCHWORTH, Surrey, RH3 7DL

Date: 27 June 2024

Property Ref and Version: DRK101557 - 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**

£520,000

Tenure: Freehold

>> **key features**

- > Semi-detached house
- > Two bedrooms and an attic "room"
- > Open plan kitchen / dining room
- > Lounge
- > Conservatory
- > Parking on the driveway for six / seven cars
- > Potential to extend subject to planning permission
- > EPC Rating: F

>> **short description**

This beautifully appointed two bedroom (plus attic "room") semi-detached property, offers a wealth of features. A thoughtfully laid out property, offering versatile family living accommodation. Located in the very sought after village of Betchworth, offering countryside living.

>> **long description**

The open plan kitchen/dining room offers plenty of work surface space and cupboards. There is an integral double oven, dishwasher and fridge/freezer. The conservatory located to the rear of the property has double doors, leading directly into the private rear garden.

The utility room houses the washing machine. There is space in place to install a cloak room.

The spacious lounge, with an inviting new feature log burning fireplace. Double French Doors, offer access to the rear garden.

The principal double bedroom is extremely generous, with a double fitted wardrobe space and plenty of space for bedroom furniture.

The second bedroom, located to the rear of the property, again offers plenty of room for wardrobe and bedroom furniture.

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There is the bonus of a third attic "room", with roof window and again with plenty of storage space.

There are the most beautiful views of Brockham on the horizon to enjoy - simply delightful.

The family bathroom offers a panelled bath, separate shower, low level w.c. and wash basin. The mirrored wall cupboard, with light and the bonus of a Bluetooth speaker system.

To the rear of the property there is a private rear garden, with both a decking and patio area.

The extensive front garden, with patio close to the house, ideal again for entertaining.

The driveway to the rear of the property, has parking for six/seven cars.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **property images**



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

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>> **floor plan**

>> **approval**

	Signature	Date
Tricia Regan		
Mr S.J. Evans		

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