



3 Middle Green, Brockham, Betchworth, RH3 7JL

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ESTATE AGENTS

Brockham is a small, quintessentially English village, with a vibrant and welcoming community. Located at the foot of the North Downs, it's a visitors' favourite for scenic walks, cycle trails or just visiting to enjoy the fares of the fantastic public houses around the picturesque village green. There is a convenience store and village hall, which includes a café and bar, an award-winning butcher in J Chitty & Son, a favoured school, historic church, doctors' surgery & veterinary centre. Many come from far a field for Brockham's famed bonfire night which has been a village tradition for over 140 years.

Although uniquely placed in a semi-rural location you're only around 25 miles from London. Both Dorking & Reigate towns are a short drive away both with excellent train links to London & the



South Coast.

This beautifully presented four-bedroom home is ideally located in Middle Green, just a short walk from the heart of the village, Brockham Green. This charming, attractive house offers versatile living accommodation over both floors. The spacious entrance hall gives a great first impression, doors then open to the lounge with front & rear aspects and currently set up as a sitting room/dining room. The kitchen/breakfast room is fitted with a Shaker-style kitchen complimented by granite worksurfaces. The conservatory is a wonderful space to sit down and enjoy an early morning cup of tea. There is also a cloakroom and a door that opens into the garage.

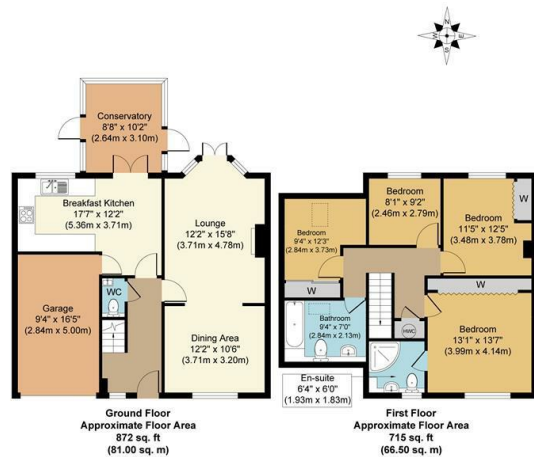
Upstairs there are four bedrooms: the master bedroom benefits from an ensuite shower room & bespoke fitted wardrobe. Bedrooms two & three also have fitted wardrobes. There is also a well-appointed family bathroom.

Outside, parking for two cars & garage. The rear garden has been thoughtfully designed creating a pleasing, low- maintenance space.

Guide Price £795,000



Floor plan

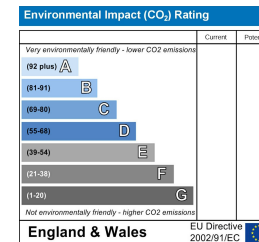
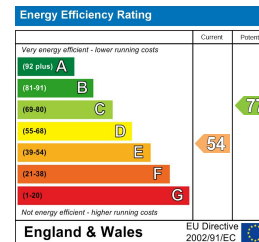


Middle Green, RH3
Approx. Gross Internal Floor Area 1587 sq. ft. / 147.50 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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