



Oakdene Road, Brockham

OIEO £450,000

EPC Rating '56'

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE ENCLOSED GARDEN
- POTENTIAL TO RENOVATE & EXTEND (STPP)
- POTENTIAL TO CONVERT LOFT (STPP)
- WALKING DISTANCE TO VILLAGE GREEN
- SHORT WALK TO LOCAL SCHOOL & NURSERY
- CLOSE TO STUNNING COUNTRYSIDE WALKS
- PERIOD FEATURES



NO ONWARD CHAIN Presenting a charming three-bedroom period property with a spacious rear garden, situated in the sought-after village of Brockham, just moments away from local amenities such as shops, a doctor's surgery and well-regarded local schools.

This property is entering the market for the first time in over 50 years, having been a cherished home during that period. It now presents a unique opportunity for a new owner to modernise and potentially extend, subject to obtaining the necessary planning permissions. The ground floor features a kitchen, family bathroom, a dining room and a cosy sitting room with a fireplace. The staircase from the hall leads to the first-floor landing, providing access to all rooms. The principal bedroom at the front boasts ample space with fitted storage cupboards. Bedroom two is a sizable single room with garden views and access to the loft space, offering potential for conversion (subject to planning permission), as others in the area have done. Bedroom three, another single room, enjoys delightful views over the garden.

Another added benefit to this property is the solar panels which have been added to the property.

Outdoor Space

At the front, there's a paved garden with a path leading to the back door and a side access gate to the rear garden. The rear garden is a standout feature, primarily laid to lawn with a full-width patio, perfect for outdoor entertaining or enjoying on a warm summer day. The garden is enclosed with mature trees, shrubs and well-stocked beds, creating a welcoming atmosphere. Additionally, there's a shed and rear access.

Parking

The property does not include allocated parking, however residents of Oakdene Road can park on the street, which does not require a permit to use.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. It is not known whether the property has a broadband connection, but we would suggest investigations into this are carried out personally.

PLEASE NOTE: This sale is subject to a grant of probate.

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night. This property is walking distance to the doctor's surgery, shops, pubs, Church, school and veterinary centre. The village website www.brockham.org identifies many of the clubs, societies and local facilities. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and main line stations connecting to London Victoria, London Waterloo and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD

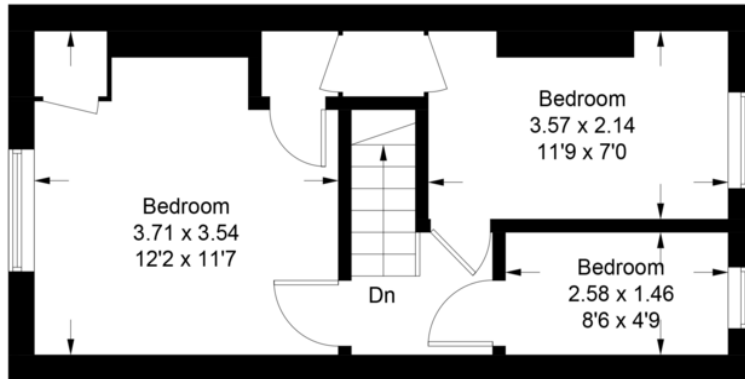
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

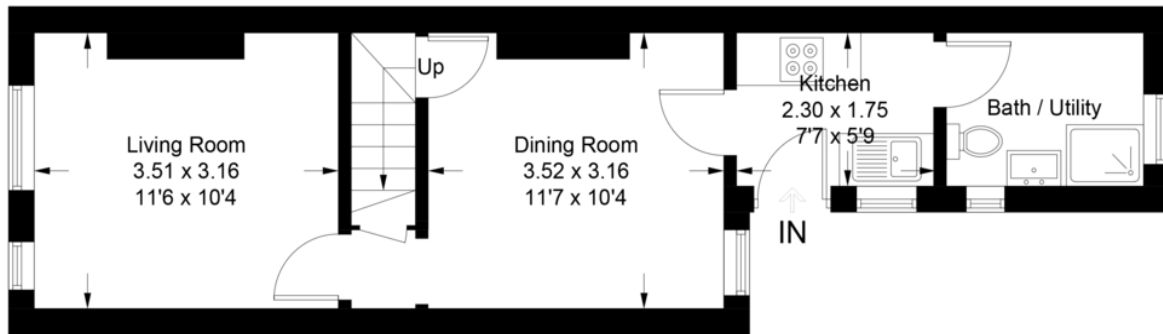


Oakdene Road, RH3

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft



First Floor



Ground 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 any decisions reliant upon them. (ID1035636)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

