

Glenfield Road, Brockham

Guide Price £650,000

Property Features

- THREE BEDROOM SEMI-DETACHED HOUSE
- BROCKHAM VILLAGE LOCATION
- DRIVEWAY PARKING AND SINGLE GARAGE
- LARGE GARDEN WITH PICTURESQUE VIEWS OF BOXHILL
- POTENTIAL TO EXTEND TO THE SIDE AND INTO THE LOFT STPP
- SHORT WALK TO VILLAGE GREEN, LOCAL SCHOOL & NURSERY
- DOWNSTAIRS CLOAKROOM
- WELL-PRESENTED THROUGHOUT
- CLOSE TO DOCTORS, VETS & COMMUNITY SHOP
- CLOSE TO STUNNING COUNTRYSIDE WALKS



Full Description

A modern and well-presented, three-bedroom semi-detached house located on a popular road in the sought after village of Brockham, a short walk to the village shop, church, nursery and green. Featuring a large driveway, single garage and large garden which enjoys picturesque views out to Boxhill, the property also offers the potential to extend on the ground floor and up into the loft STPP.

The property begins in the entrance porch which leads directly into the hallway. The sunny front aspect living room features a bay window flooding the room with plenty of natural light along with a fireplace and woodburning stove. The adjacent dining room enjoys views of the garden with French doors that open onto the terrace, seamlessly connecting the two spaces. The rear aspect kitchen features traditional shaker style cabinets, complemented by ample worktop space and views over the garden. A single door also provides access out to the garden. From the kitchen there is an internal hallway which leads to a useful downstairs cloakroom as well as to the garage.

Stairs rise to the first-floor landing, providing access to the three bedrooms and loft. The main bedroom is a generous sized double that benefits from wall-to-wall built-in wardrobes, overlooking the pretty garden. Bedroom two is another double with plenty of room for all of your furniture whilst bedroom three is a good-sized single that could also be used as a home office if desired. Finishing off this floor is the family bathroom which has been fitted with a white suite including a bath with both a handheld and overhead shower.

Outside

To the front of the property is a driveway with parking for two cars which leads to the single garage. The rear garden is a stand-out feature, offering a large area of patio, ideal for outdoor entertaining in the warmer months. The garden is mostly laid to lawn featuring mature, well stocked borders and offer wonderful access to Boxhill. At the foot of the garden is a summer house as well as an additional shed, ideal for storing garden essentials.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

Location

Glenfield Road is situated within Brockham village, which is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, butchers, pubs, church, school, doctor's surgery 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, cycling 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 & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

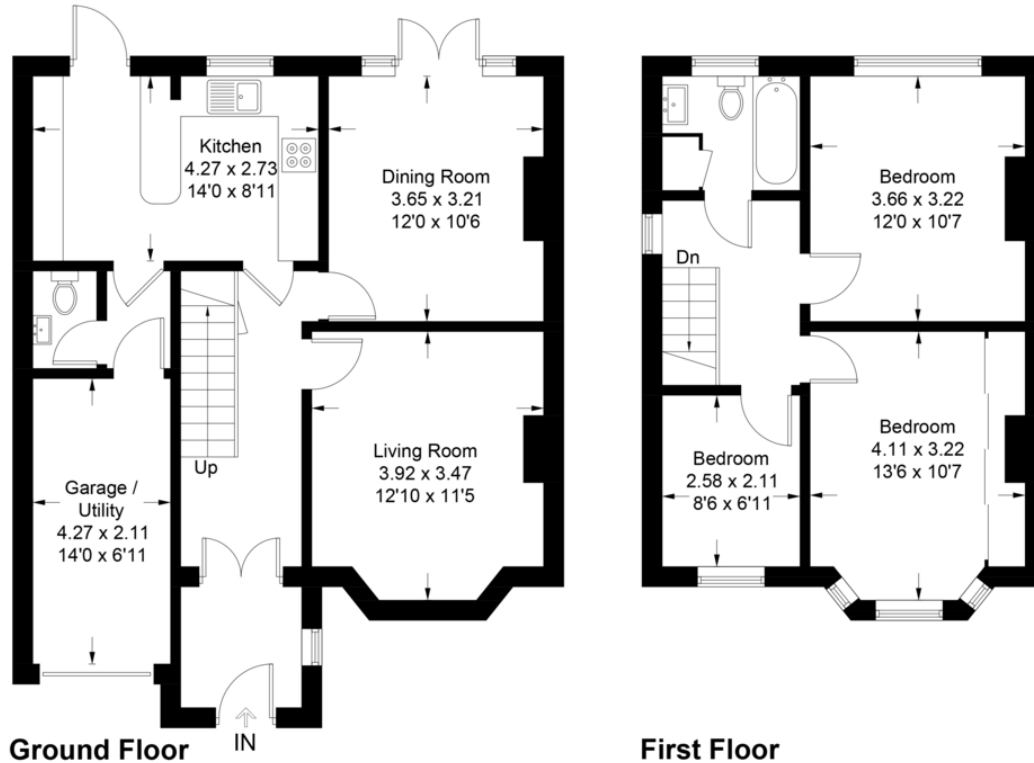
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.





Glenfield Road, RH3

Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
(Including Garage)



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. (ID1132165)



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

