

## Middle Street, Brockham

Guide Price £375,000

EPC Rating 'TBC'

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE SHOWER ROOM
- COSY SITTING ROOM
- MODERN KITCHEN
- PATIO GARDEN WITH VIEWS
- CLOSE TO STUNNING COUNTRYSIDE WALKS
- CLOSE TO VILLAGE SHOP, DOCTOR & VETS
- SHORT WALK TO VILLAGE GREEN
- NO ONWARD CHAIN
- BACKING FIELDS



**\*\*NO ONWARD CHAIN\*\*** A charming two double bedroom terrace house, nestled in the popular village of Brockham, with patio garden with views across fields. Situated just a few moments away from everything this wonderful village has to offer including the village shop, excellent butchers, bus stop, nursery, doctor's surgery and popular local school.

starting with a cozy front-facing living room that features a charming fireplace. Next is the kitchen with base and eye-level cabinets, a gas hob with hood, and ample workspace and room for all your modern appliances. A breakfast bar adds to the convenience, along with easy access to the garden. The bathroom is fitted with a white three-piece suite and tiled for a fresh, practical look.

Upstairs, there are two good sized double bedrooms, the front aspect bedroom benefits from fitted storage cupboards and additional room for freestanding furniture. The rear bedroom enjoys views out over fields and benefits from an ensuite shower room.

#### Outside

To the front of the property there is a paved path leading to the front door. The delightful back garden is a small patio area with a shrub boarder, ideal for outdoor entertaining and has a delightful view over fields.

#### Council Tax & Utilities

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

#### 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](http://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

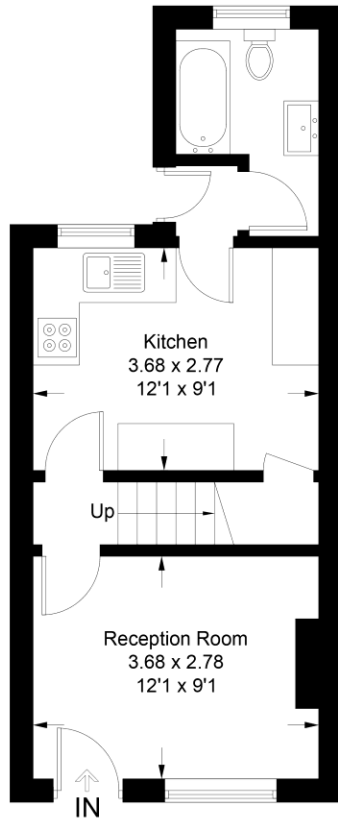
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

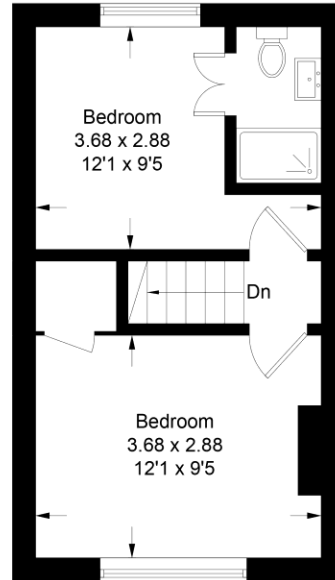


## Middle Street, RH3

Approximate Gross Internal Area = 55.7 sq m / 599 sq ft



Ground Floor



First 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. (ID1135077)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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

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