



## Kiln Lane

Brockham

**Guide Price £550,000**

### Property Features

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- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- BROCKHAM VILLAGE LOCATION
- DOWNSTAIRS W/C
- GENEROUS FRONT & REAR GARDENS
- DRIVEWAY PARKING FOR ONE CAR
- SHORT WALK TO VILLAGE GREEN, PUB AND SHOP
- CLOSE TO NURSERY & SCHOOL
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP





# Full Description

**\*NO ONWARD CHAIN\*** A fantastic opportunity to acquire a well-loved, three-bedroom, semi-detached home in the sought-after village of Brockham. Offering the potential for modernisation and extension (STPP), the property boasts spacious front and rear gardens, along with driveway parking. Ideally located within walking distance of local shops, schools, and surrounded by beautiful open countryside, this home is perfectly positioned for village living.

The property opens into a large entrance hall, providing access to all ground-floor rooms, including a handy under-stairs cupboard and stairs leading to the first floor. The front-facing living room overlooks the garden and offers plenty of space for comfortable seating. A fireplace with an electric fire creates a cosy focal point. To the rear is the kitchen which has been fitted with traditional base and eye-level units, worktops and room for the necessary appliances. A few steps lead down to a convenient W/C and provide access to the rear garden. Adjacent to the kitchen is the bright and airy dining room which enjoys a sunny, south-facing position overlooking the garden with ample space for a dining table and chairs.

Upstairs, the landing provides access to all three bedrooms and the loft hatch. The primary bedroom is a generous size, featuring built-in cupboards and garden views. The second bedroom is another double, offering ample space for furniture, while the third bedroom is a single with built-in storage. Completing the upper floor is the family bathroom, which includes a bathtub and a vanity unit for additional storage.

Outside, the home sits centrally within its plot, surrounded by generous front and rear gardens. The front garden, accessed by a set of steps, features a lawn area bordered by mature hedges and a brick wall for added privacy. The rear garden is equally spacious, with a patio area perfect for outdoor entertaining, an area of lawn and a large shed positioned near the driveway, which accommodates parking for one car. The low-maintenance rear garden benefits from a sunny, south-facing aspect, making it an ideal space for relaxation and enjoyment.

## Council Tax & Utilities

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

## Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque green, famous bonfire night, shops, pubs, church, school, doctor's surgery and veterinary centre. The village website 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 mainline 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 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, 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** – These particulars are for guidance only and do not form any part of any contract.

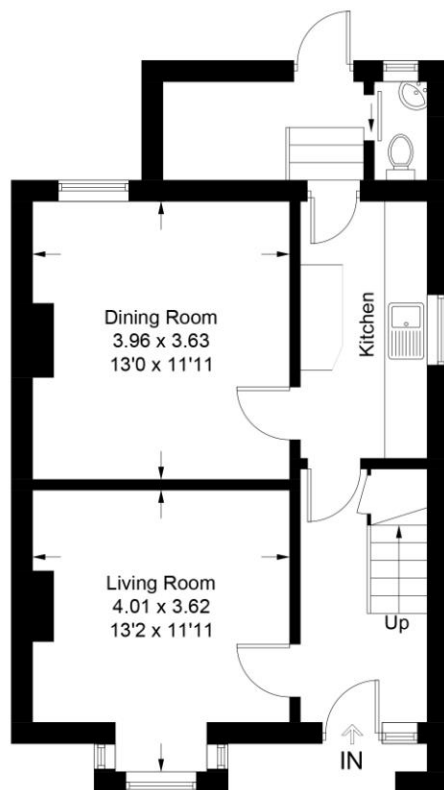




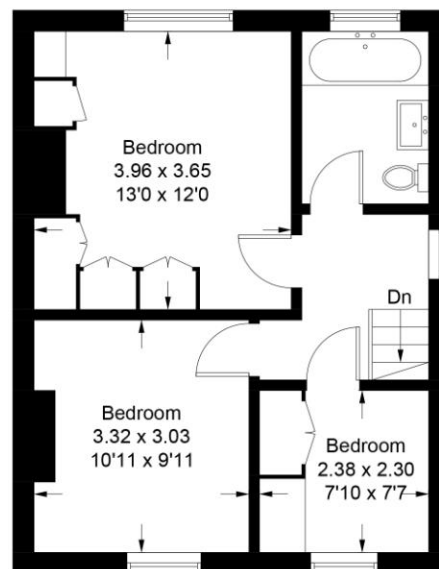


# Kiln Lane, RH3

Approximate Gross Internal Area = 90.4 sq m / 973 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. (ID1140004)

## COUNCIL TAX BAND

D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## CONTACT

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

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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

