



Park Close

Strood Green

OIEO £550,000

Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OVER 1260 SQ FT OF VERSATILE ACCOMMODATION
- A SHORT WALK TO VILLAGE SHOP, SCHOOL AND NURSERY
- LARGE MODERN KITCHEN/UTILITY ROOM
- TWO RECEPTION ROOMS
- SUNNY 19'5 FT CONSERVATORY
- LARGE PRIVATE GARDEN BACKING ONTO FIELDS
- SINGLE GARAGE AND DRIVEWAY PARKING
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Full Description

A charming two-bedroom semi-detached bungalow with a generous rear garden backing onto fields, detached garage and driveway parking. Located in a peaceful cul de sac within walking distance of the village shops, nursery, school, open countryside and vibrant community events Brockham has to offer with the added potential to extend into the loft STPP.

The property opens into an entrance hall with wall-to-wall built-in storage, ensuring a clutter-free space and leads into the impressive and centrally located dining room, a warm and inviting area ideal for relaxing or entertaining. To the right, the rear-aspect kitchen features a range of shaker-style base and eye-level units, an integrated dishwasher and an eye-level oven and grill. A large window offers uninterrupted views of the garden, creating a pleasant and serene atmosphere. A single door leads to a practical utility room with additional storage, a sink, plumbing for a washing machine and room for a fridge/freezer, as well as direct access to the garden. A versatile living room leads off the dining room, perfect for use as a second living area, home office, or playroom and features a modern, electric fire creating a cosy ambiance. Sliding patio doors open to a sunny 19'5 ft conservatory, a bright and inviting space overlooking the garden ideal for dining or year-round enjoyment. At the front of the bungalow are two well-proportioned bedrooms. The main bedroom is an impressive size, featuring wall-to-wall built-in wardrobes for ample storage and also W/C with sink. The second bedroom is a comfortable double with space for freestanding furniture. A modern family bathroom, complete with a white suite, stylish tiling, and a bath with a separate shower, completes the interior. There is also a part boarded loft which provides useful additional storage and the potential to create another bedroom if required (STPP). The property also benefits from solar panels at the front and back of the property.

Outside

The front of the property includes a driveway with space for a couple of vehicles, access to the detached single garage with an electric up-and-over door and a convenient side gate. The rear garden is a standout feature, backing onto fields and offering a peaceful retreat. It includes a mix of garden beds perfect for growing your own vegetables and a useful storage shed for garden essentials.

Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection. PLEASE NOTE: Park Close is a private road with residents contributing towards the upkeep of the road when necessary.

Location

Strood Green is located within the village of Brockham which is highly regarded in the area, with its picturesque green, famous bonfire night, shops, pubs, church, school, doctor's surgery and veterinary centre. A short 5 minute walk away there is a park with a children's playground. 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.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



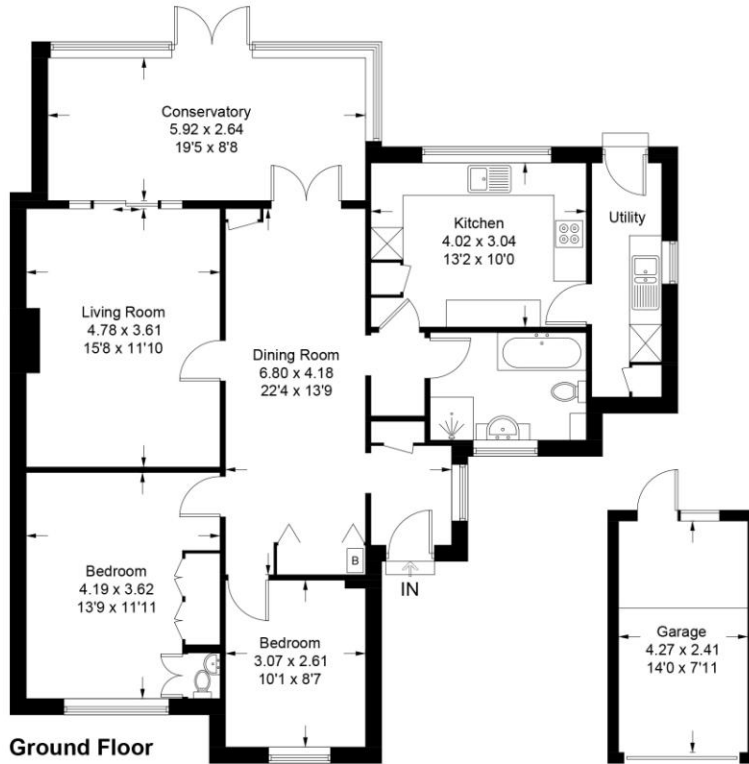


Park Close, RH3

Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft

Garage = 10.3 sq m / 110 sq ft

Total = 117.3 sq m / 1262 sq ft



(Not Shown In Actual
Location / Orientation)

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. (ID1157332)



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

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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