



Middle Street

Strood Green, Brockham

Guide Price £475,000

Property Features

- MID-TERRACED PERIOD HOME
- TWO/THREE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- POTENTIAL TO EXTEND TO THE REAR STPP
- SUNNY CONSERVATORY
- COSY SITTING ROOM WITH FIREPLACE
- LARGE FAMILY BATHROOM
- SHORT WALK TO VILLAGE SHOP & GREEN
- TRANQUIL SOUTH FACING GARDEN
- CLOSE TO NURSERY & SCHOOL
- NO CHAIN



Full Description

NO ONWARD CHAIN A charming and well-presented bedroom Victorian house, ideally situated within easy walking distance of Brockham village and all of its amenities. This attractive period home effortlessly blends classic character and charm with modern style, featuring a delightful south-facing garden and off-street parking with the potential to extend on the ground floor STPP.

Set over three well-proportioned floors, the property begins in the front aspect sitting room which features a large bay window, solid wooden flooring and a traditional brick exposed fireplace adding period charm. There is ample space for comfortable seating - perfect for relaxing or entertaining. To the rear, the kitchen/breakfast room has been tastefully updated and offers a range of units, space for all necessary appliances and room for a small dining table for casual meals. A door from the kitchen leads through to a sunny conservatory - a versatile space that enjoys windows on all sides, allowing you to fully appreciate the beautiful south-facing garden. With tiled flooring, it's a practical and inviting space that stays cool in the warmer months.

Stairs from the kitchen take you to the first-floor landing, where you'll find a generous double bedroom boasting breath taking views towards Box Hill, along with built-in storage to make the most of the space on offer. Adjacent is a spacious family bathroom, fitted with a bath and overhead shower, sink, and WC - offering scope for modernisation to suit your taste.

On the top floor, the impressive principal bedroom spans the entire length of the house, offering panoramic countryside views. This room is filled with natural light and presents potential with some work to reconfigure and create two bedrooms, if desired.

Additionally, there is scope to extend the ground floor (STPP) to create further living space, making this home perfect for growing families or those seeking flexible living arrangements.

Outside
To the front, a low-maintenance garden with path leads to the front door. The private rear garden is a standout feature - a peaceful, wildlife-friendly haven thoughtfully curated over the years to attract birds and insects. Complete with a pond and decked seating area, it offers a tranquil retreat to enjoy the surrounding nature. At the rear, gated access leads to a useful garage and off-street parking for one car, conveniently accessed via Tweed Lane.

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.

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.





Jubilee Terrace, RH3

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 94.0 sq m / 1012 sq ft

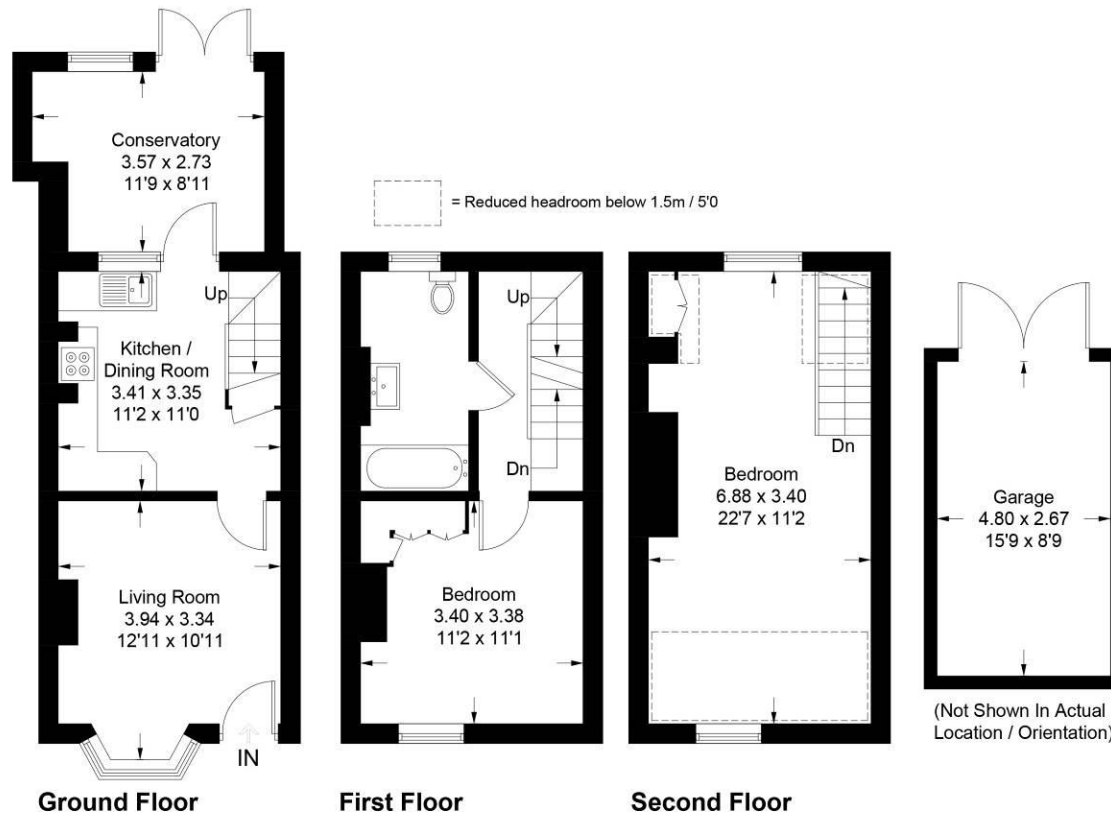


Illustration for identification purposes only, measurements are approximate,
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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