



Glenfield Road

Brockham

Guide Price £625,000

Property Features

- *NO ONWARD CHAIN*
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM WITH ACCESS TO GARDEN
- BROCKHAM VILLAGE
- POTENTIAL TO EXTEND TO THE SIDE & REAR STPP
- LARGE SOUTH FACING GARDEN
- SHORT WALK TO VILLAGE GREEN, NURSERY, SCHOOL AND SHOPS
- DRIVEWAY PARKING
- STYLISH & CONTEMPORARY THROUGHOUT
- CLOSE TO MILES OF UNSPOILT COUNTRYSIDE



Full Description

NO ONWARD CHAIN Set in the popular village of Brockham, this stylish and well-presented three-bedroom family home is just a short walk from the village amenities and offers a large South facing rear garden, driveway parking and the opportunity to extend to the side and rear (STPP). Ready to move into and ideal for those looking for a perfect balance of countryside charm and everyday convenience.

The home begins with a stylish entrance hallway which provides access to all principal rooms. The open-plan living and dining room is wonderfully light and spacious, featuring a traditional wood-burning stove, a large bay window to the front and ample space for a generous seating arrangement. To the rear, the dining area enjoys pleasant views over the garden with French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. Conveniently located alongside, the kitchen is fitted with a range of stylish cabinets and integrated appliances, while also benefiting from attractive views across the garden. Finishing off the ground floor is a useful W/C utility room, ideal for young families.

Upstairs, the property offers three well-proportioned bedrooms, with the single bedroom currently set up as a home office, along with the family bathroom, fitted with a full-size bath and separate shower cubical and tiled for a clean and practical aesthetic.

Outside

To the front, the property benefits from driveway parking and access to the rear garden. The generous south-facing rear garden offers a wonderful space for outdoor dining and entertaining, with a patio down one side of the garden and the rest laid to lawn. At the bottom of the garden is a large shed, ideal for garden tools and seasonal furniture.

Combining a semi-rural feel with excellent access to nearby towns and transport links, this attractive home presents a fantastic opportunity to enjoy village living in a highly desirable location.

Council Tax & Utilities

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

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.
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.



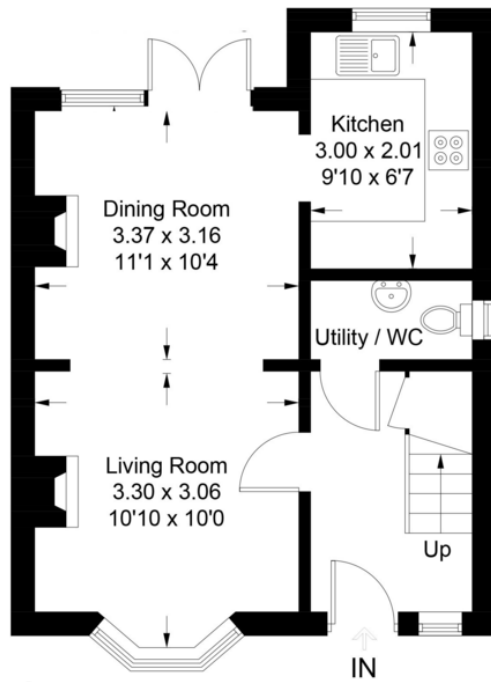


Glenfield Road, RH3

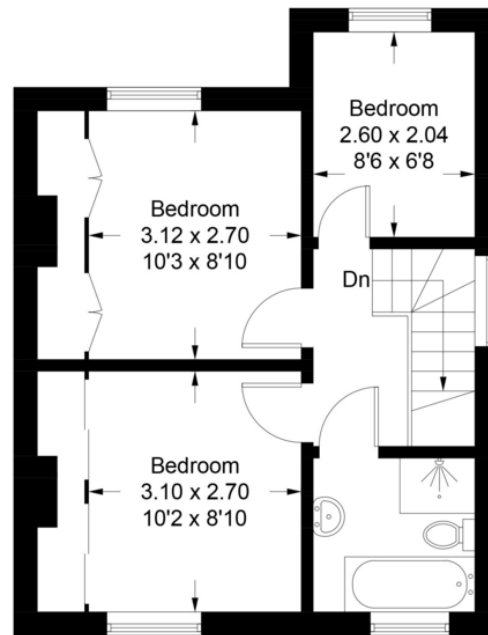
Approximate Gross Internal Area = 75.5 sq m / 813 sq ft

Store = 8.0 sq m / 86 sq ft

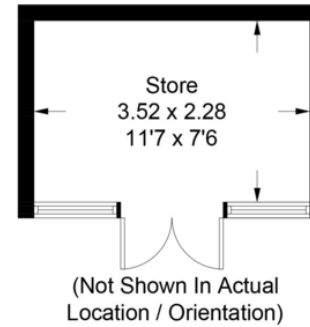
Total = 83.5 sq m / 899 sq ft



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. (ID1282132)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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