



Links View Avenue

Brockham

OIEO £725,000

Property Features

- THREE DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- WRAP AROUND GARDEN & LARGE DRIVEWAY
- BROCKHAM VILLAGE
- 13FT LIVING ROOM
- STYLISH BATHROOM
- STUNNING VIEWS ACROSS BOX HILL
- SHORT DRIVE TO DORKING TOWN CENTRE
- SHORT WALK TO VILLAGE GREEN, SHOPS, NURSERY & SCHOOL



Full Description

This beautifully presented and extended three-bedroom bungalow offers bright, modern living spaces and stunning views over Box Hill. Thoughtfully updated throughout, the home combines contemporary finishes with a warm and welcoming feel. Located in the sought after Brockham village, the property is a short walk to village amenities, fantastic nursery, school and access to miles of countryside walks.

Entering through a welcoming central hallway, you are led into the living room which is light and spacious, with a charming feature fireplace fitted with gas burner and large window overlooking the front garden. From here double doors lead into the centrepiece of the home, a striking and spacious 23ft kitchen/dining room that runs the full length of the property. The vaulted ceiling accentuates the space on offer, while a Velux skylight and double garden doors flood the space with natural light. The contemporary high-gloss kitchen is both stylish and functional, featuring integrated appliances, excellent storage and a handy breakfast bar. With plenty of space for a family dining table, this area is designed for sociable living and relaxed gatherings which extends out to the garden through French doors.

Each of the three double bedrooms are well-proportioned, offering flexibility for families or those working from home. and enjoy pretty views out over the garden. Bedroom three also benefits from access out to the garden, creating the potential to turn this into a further reception room if desired. A contemporary bathroom completes the interior, featuring a full-sized bath with an overhead shower and modern tiling.

Outside, the property benefits from a large driveway providing ample off-street parking and a wrap-around garden, offering multiple seating areas and superb views of Box Hill - perfect for relaxing or entertaining outdoors.

Council Tax Band & Utilities

This property falls under Council Tax Band E. 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 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 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.

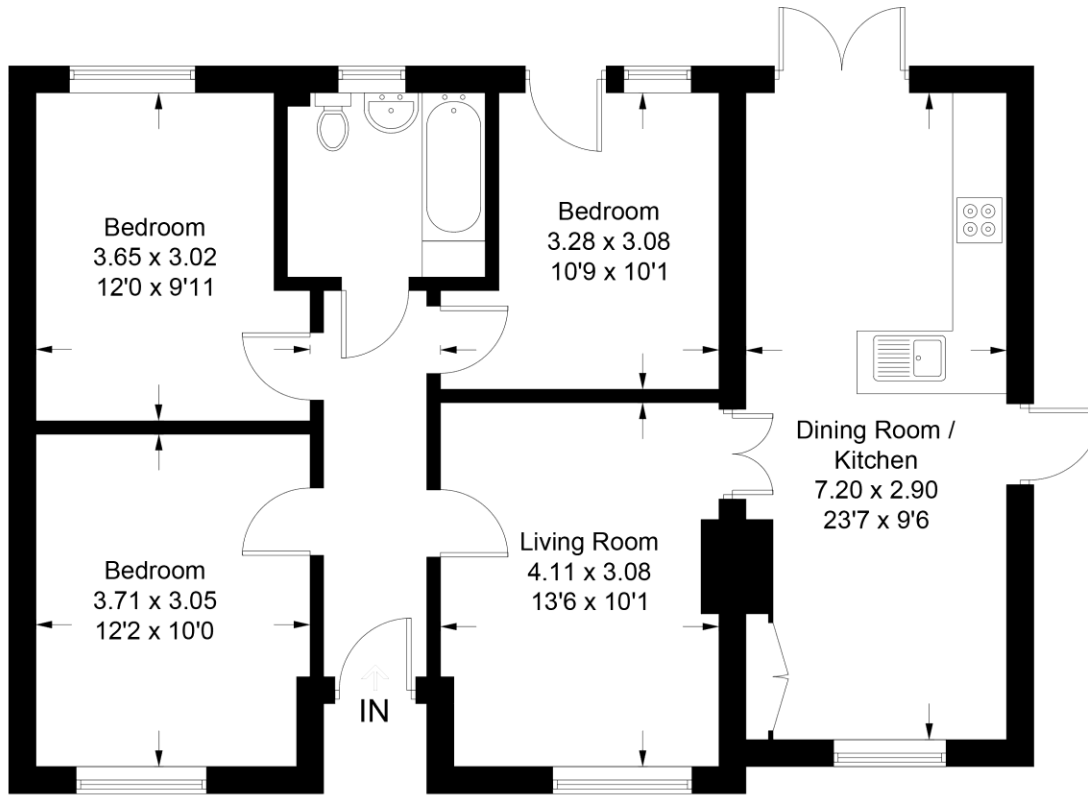
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Links View Avenue, RH3

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft



Ground 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. (ID1246420)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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