



Hillside Gardens

Brockham

Guide Price £725,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- BATHROOM AND SHOWER ROOM
- WRAP AROUND GARDEN
- DRIVEWAY AND SINGLE GARAGE
- QUIET CUL DE SAC LOCATION
- FLEXIBLE LAYOUT
- SHORT WALK TO VILLAGE GREEN, SHOP & PUB
- 1318 SQ FT IN TOTAL
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

* NO ONWARD CHAIN* Situated in a quiet cul-de-sac setting, this well-presented three bedroom, with bathroom and shower room, offers generous and flexible accommodation, ideal for downsizers or families. A short walk to the well-regarded local school and all village amenities, this property also offers a single garage, driveway parking and perfectly balances peaceful surroundings with everyday convenience.

The property welcomes you in a spacious entrance hall which leads to all key rooms. The bright and spacious sitting/dining room, enjoying dual aspect windows that flood the space with natural light, with the generous layout comfortably accommodating both relaxation and entertaining areas, with attractive parquet flooring and a feature fireplace. The kitchen is well-appointed with an extensive range of fitted units, ample worktop space and space for integrated appliances. Dual aspect windows enhance the sense of light and space, with a door leading out to the garden providing added convenience.

Downstairs, there are two well-proportioned bedrooms, providing flexibility for growing families, guests or home working. There is also a spacious shower room on this floor, fitted with a walk in shower, vanity unit and fully tiled. Upstairs there is another double bedroom with a fully fitted en-suite bathroom and built-in storage.

Outside Space

The property features a generous wrap-around garden with both patio The lawned areas provide plenty of space for children to play, while mature shrubs and hedging create a sense of privacy. A paved terrace area is ideal for outdoor dining and summer entertaining. From the garden, there are attractive open views stretching out towards Box Hill, offering a lovely backdrop and a wonderful sense of space. The position within the cul-de-sac ensures minimal traffic, making it particularly appealing for families seeking a safe and peaceful environment. The property also benefits from a detached single garage and driveway parking.

Council Tax & Utilities

The property falls under Council Tax Band F. It is connected to mains water, drainage, gas, and electricity. Broadband is provided via a Fibre to the Cabinet (FTTC) connection.

Location

Brockham lies approximately 1.5 miles east of Dorking and is one of the area's most desirable villages. With its charming village green, well-known bonfire night, shops, pubs, church, primary school, doctor's surgery, pharmacy, and veterinary centre, Brockham offers a vibrant and welcoming community. The village website outlines the many clubs, societies, and local amenities available. Nearby Dorking and Reigate town centres provide an excellent range of shops, supermarkets, theatres, cinemas, leisure centres, and mainline rail links to London Victoria, London Waterloo, London Bridge and Reading. The area is especially renowned for its surrounding countryside, including Box Hill and Leith Hill – part of the Surrey Hills Area of Outstanding Natural Beauty – ideal for walking, riding, and other outdoor pursuits.

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.



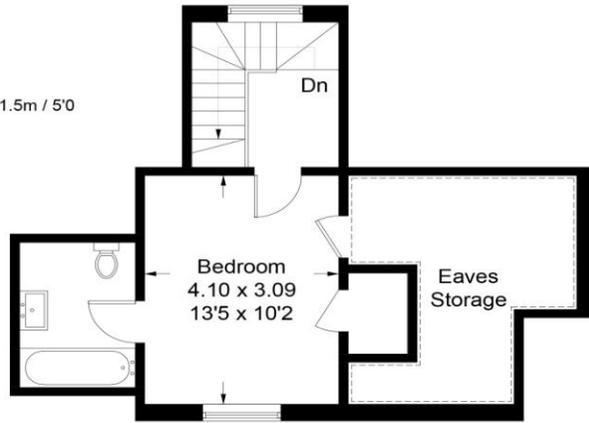


Hillside Gardens, RH3

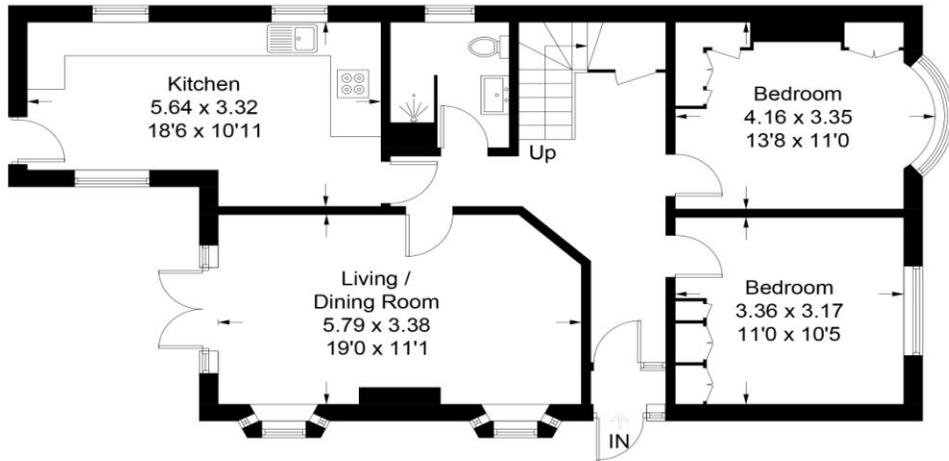
Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft
(Including Eaves Storage)



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279186)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

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

