



**3 Providence Cottages Brockham Green, Betchworth, RH3
7JN - Guide price £475,000**

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NO ONWARD CHAIN

A character Victorian cottage which forms part of an attractive terrace on the edge of Brockham green, Surrey.

This traditional property offers a cosy home with charm with its beamed Living room with feature wood burner. Fitted kitchen with solid wood units. Bathroom. Bedroom one has two wardrobe cupboards & views to front garden. Bedroom Two with views to rear.

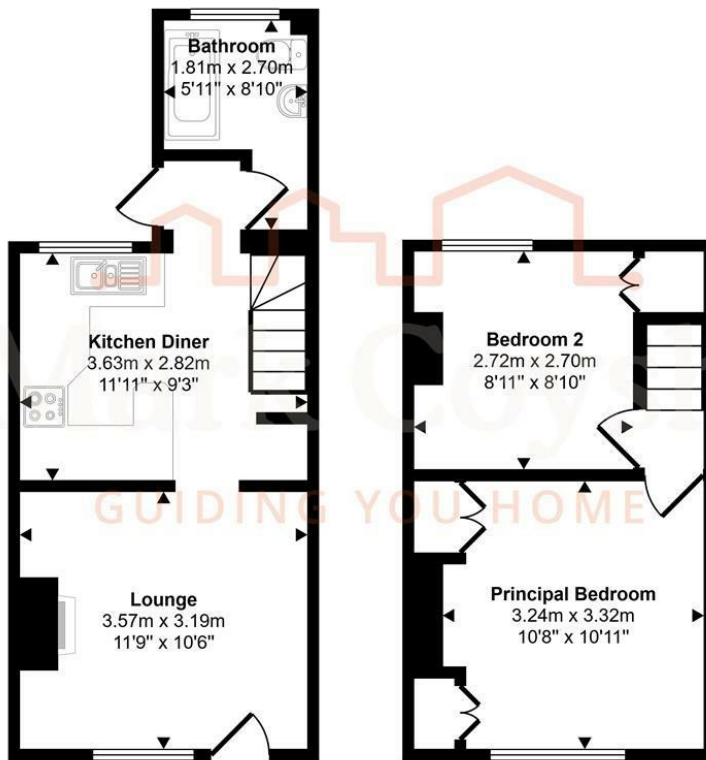
The rear garden has a curved pathway with bordering beds with a variety of shrubs, flowers, bushes & rear gate access to lane & own storage shed. The front garden is laid to lawn with bordering shrubs flowers & bushes.

Brockham village is set in the green Surrey hills boasting village living with its popular pubs, cafe, village store & butchers. Great local walking & cycling with Box & Leith hill nearby too. Excellent shopping facilities, pubs, restaurants, leisure facilities, golf & cinemas can be found in neighbouring Dorking & Reigate. Train services connecting to London & countrywide can be found at Buckland, Dorking & Reigate. The M25 orbital motorway can be accessed at Reigate junction 8 & Leatherhead junction 9 which also serves for Gatwick & Heathrow airports.





Approx Gross Internal Area
50 sq m / 536 sq ft



Ground Floor
Approx 27 sq m / 296 sq ft

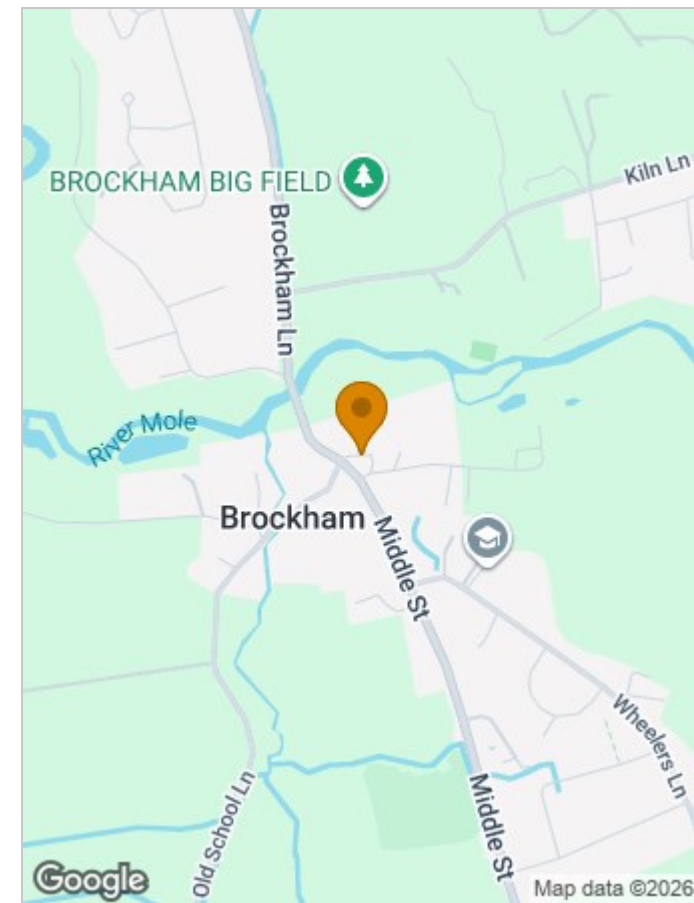
First Floor
Approx 22 sq m / 239 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		