



Hillside Gardens

Brockham

Offers In Excess Of £775,000

Property Features

- THREE BEDROOMS & TWO BATHROOMS
- DETACHED BUNGALOW
- POTENTIAL TO EXTEND INTO THE LOFT STPP
- DRIVEWAY PARKING
- SOUGHT AFTER BROCKHAM VILLAGE CUL DE SAC
- NO ONWARD CHAIN
- IMPRESSIVE 22 FT KITCHEN/DINING ROOM & SEPARATE UTILITY ROOM
- SEPARATE LIVING ROOM WITH DOORS TO GARDEN
- ESTABLISHED LANDSCAPED REAR GARDEN
- SHORT WALK TO VILLAGE GREEN, NURSERY, SCHOOL & SHOP



Full Description

NO ONWARD CHAIN A beautifully presented and recently updated three-bedroom detached bungalow, situated in a sought-after cul-de-sac in the heart of Brockham village. Offering approximately 1,231 sq ft of spacious and versatile accommodation, the property benefits from two generous reception areas, two bathrooms, driveway parking and a beautifully established rear garden. A particular feature is the excellent potential to extend into the substantial loft space (STPP), offering an exciting opportunity to significantly increase the existing accommodation.

The property begins in a welcoming entrance hall, which provides access to all three bedrooms and the principal living areas and offers built-in storage for small household appliances. At the heart of the home is the impressive 22'6 kitchen/dining room, fitted with an attractive range of shaker-style units complemented by ample worktop and storage space. There is plenty of room for a large dining table, creating a sociable space for everyday family life and entertaining, while doors open directly onto the rear garden. Alongside is the separate 13'3 living room, a bright and comfortable reception room with a large expanse of glazing overlooking the garden. Double doors connect the living room with the dining area, allowing the two spaces to be opened together when entertaining, while further doors provide direct access outside.

There are three well-proportioned bedrooms, with the two larger bedrooms positioned to the front of the property both with built-in storage. The principal bedroom is particularly generous, served by an ensuite bathroom with separate shower cubicle finished with stylish tiling and a useful airing cupboard. Bedroom three would work equally well as a single bedroom, home office or study. Finishing off the accommodation is a second shower room/utility room with plumbing for laundry appliances.

Another significant advantage of the property is the generous loft space, offering considerable scope for conversion and extension (STPP). This provides an excellent opportunity for a future owner to create additional bedrooms and bathroom facilities and substantially increase the overall living space.

Outside

To the front, a generous driveway provides off-road parking for several vehicles, with side access leading through to the rear garden. The rear garden is a particularly attractive feature of the home, having been thoughtfully landscaped and beautifully maintained. A central lawn is surrounded by an abundance of established planting and colourful borders, with paved areas providing plenty of space for outdoor dining and entertaining. A covered seating area creates another lovely spot from which to enjoy the garden, while a garden shed provides useful storage.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTC.

Location

Hillside Gardens occupies a desirable position within the highly sought-after village of Brockham, renowned for its picturesque village green and strong sense of community. The village provides a useful range of everyday amenities including a local shop, butchers, pubs and veterinary surgery, while the surrounding Surrey countryside offers an abundance of scenic walking and cycling routes.

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 = 114.4 sq m / 1231 sq ft

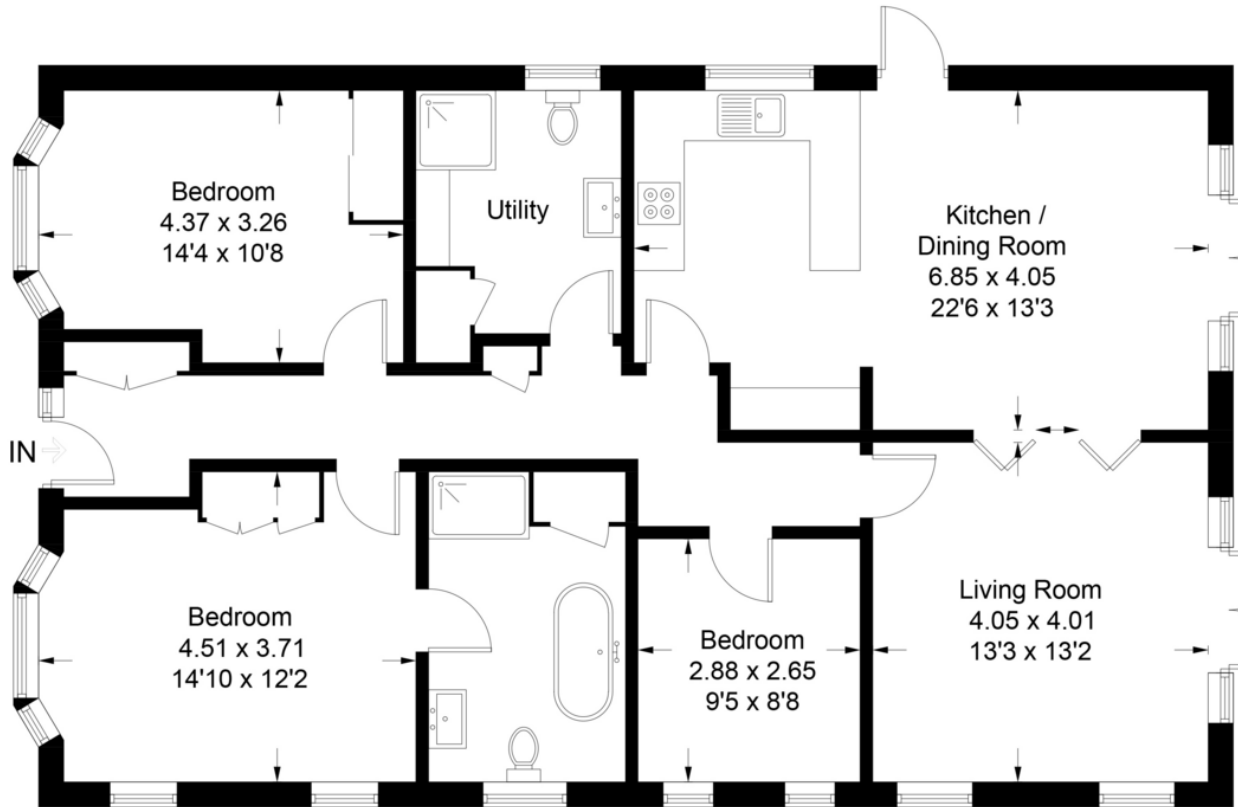


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334951)



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COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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