

5 Oakdene Close, Brockham, Surrey, RH3 7JZ

Price Guide £675,000









- THREE DOUBLE BEDROOM HOME
- SUPERBLY PRESENTED
- TWO-STORY REAR EXTENSION
- DRIVEWAY PARKING
- HOME OFFICE
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- FORMAL SITTING ROOM
- POPULAR CUL DE SAC LOCATION
- LANDSCAPED GARDEN
- UTILITY AREA

Description

This extended three double bedroom family home occupies a superb plot with landscaped gardens a home office and workshop. Situated in a sought after residential cul de sac close to the ever-popular village of Brockham. Providing 1184 sq. ft of beautifully presented accommodation arranged over two floors, further benefits include driveway parking and a fantastic open plan kitchen/dining/family room.

The accommodation briefly comprises of a covered porch leading into the entrance hall that provides access to the formal sitting room with bay window and built in cabinetry. To the rear the open plan kitchen/dining/family room is a particular feature of the home and provides a great place to entertain with double doors that lead out on to the rear terrace. The spacious kitchen includes a selection of base units with matching eye level cupboards. There is also a selection of integrated appliances, ample work surfaces and a breakfast bar area. The family and dining area provide an adaptable space to suit individual needs with great views to the garden. A utility area and cloakroom complete the ground floor accommodation.

The first floor really benefits from the double story extension and now consists of three spacious double bedrooms and a family shower room. The master bedroom (17'6 x 11'10) includes a built in cupboard and is to the rear of the property enjoying views of the garden. Two further double bedrooms enjoy varying aspects and are serviced by a fully fitted family shower room.

Externally the garden is well maintained and extends to approx. 85ft. with a large patio area that provides a great place to entertain. There is also a home office to the rear of the garden and shed/workshop.

Situation

Oakdene Close is a delightful cul-de-sac close to the heart of Brockham, with its famous village green, a primary school, local store, butchers and chemist, two pubs and Christ Church, which was consecrated by the Bishop of Winchester in 1847.

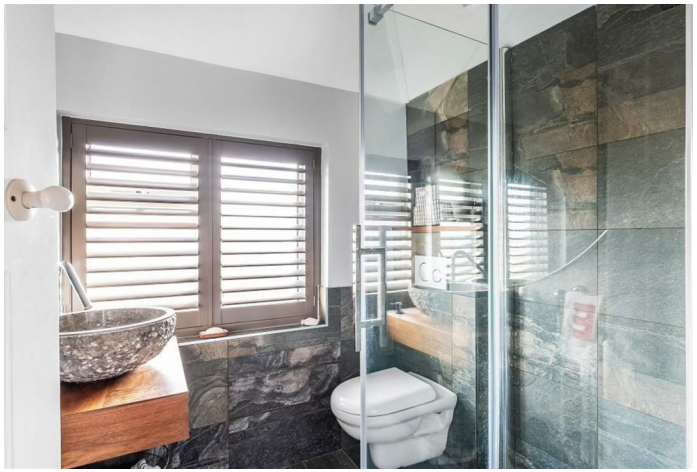
Dorking town centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitroses, Marks and Spencers, Sainsburys' and Lidl's. Local and national retailers also include W H Smith, Fatface, Watestones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Michelin Star Sorrell, run by the chef, Steve Drake.

The Dorking Halls is situated at the other end of the town with a cinema and theatre, and adjacent sports hall with swimming pool and gym.

Dorking has three train stations offering services into London, Horsham, Guildford, Redhill and beyond, including a direct service to Gatwick Airport.

Tenure	Freehold
EPC	C
Council Tax Band	E

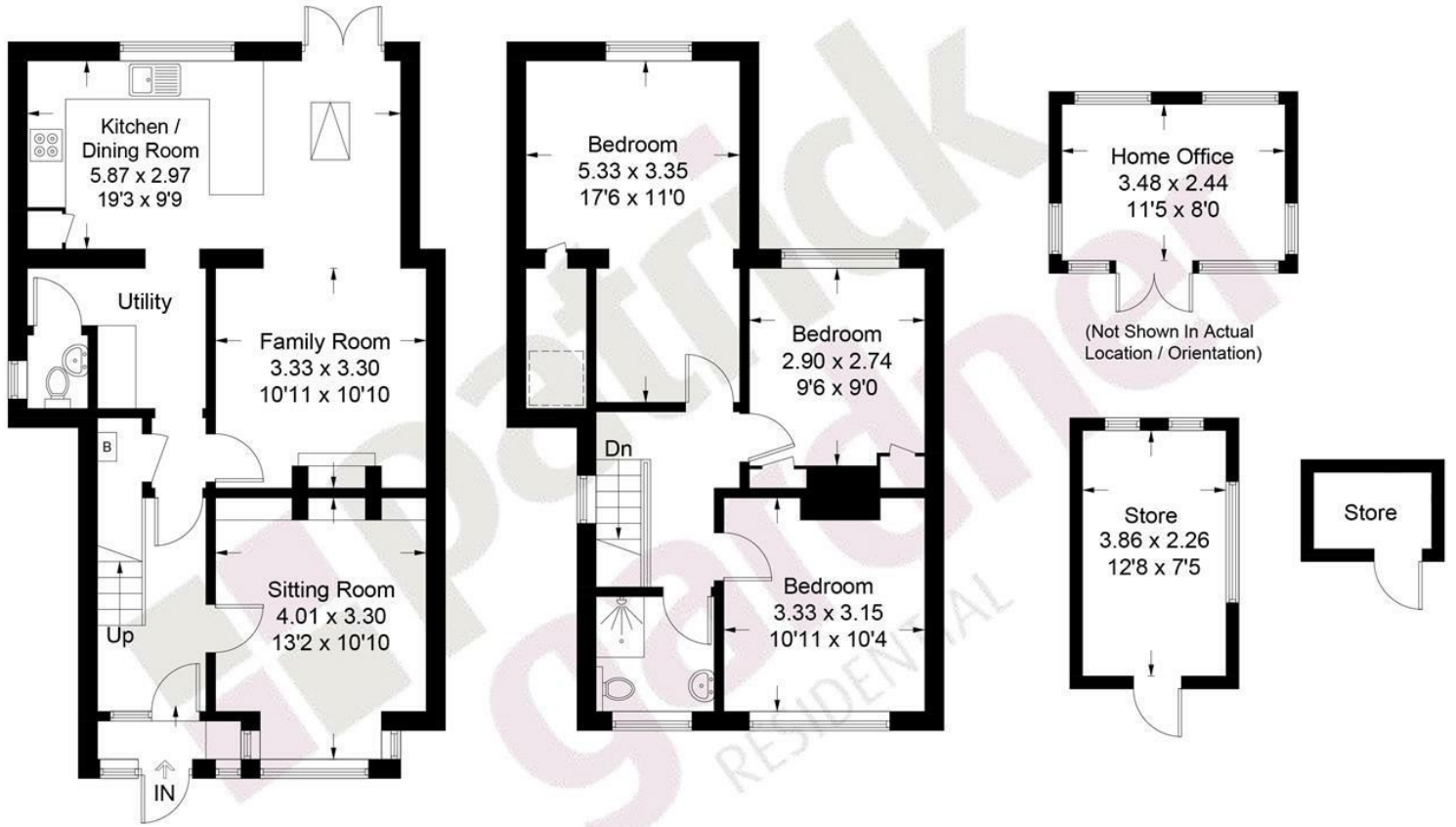






= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 110 sq m / 1184 sq ft
Outbuildings = 19.4 sq m / 209 sq ft
Total = 129.4 sq m / 1393 sq ft



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 decisions reliant upon them. (ID1286189)

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