



55 Hillside Gardens, Brockham, Betchworth, Surrey, RH3 7ER

Guide Price £639,950



- DETACHED BUNGALOW
- EXTENDED KITCHEN TO REAR
- WELL PRESENTED THROUGHOUT
- GARAGE TO SIDE WITH PARKING
- RARELY AVAILABLE
- 3 BEDROOMS
- GENEROUS EXTENDED LOUNGE
- POPULAR CUL DE SAC
- DESIRABLE VILLAGE
- NO ONWARD CHAIN

Description

This very well presented detached chalet style home has been the subject of an extension to provide light, spacious and flexible accommodation.

A recessed entrance porch leads in to the entrance hall and then all the ground floor rooms. The extended sitting room is spacious with plenty of natural light from the double aspect that it offers. At the front of the house there are two double bedrooms, one of which could also be used as a formal dining room or study, if required. Bedroom 3 and the family bathroom suite.

The modern fitted kitchen has ample worktops, contemporary units and a concealed gas boiler for the central heating and hot water, there is also a door that opens out to the side elevation towards the garage and rear lawn garden.

Outside there is driveway parking for a couple of cars and a single garage set back to the rear of the drive.

The rear lawn garden is south facing with well stocked shrub borders.

The property has been owned by the family for over 60 years but is presented in a condition that is will appeal to many discerning purchasers.

Offered to the market with no onward chain.

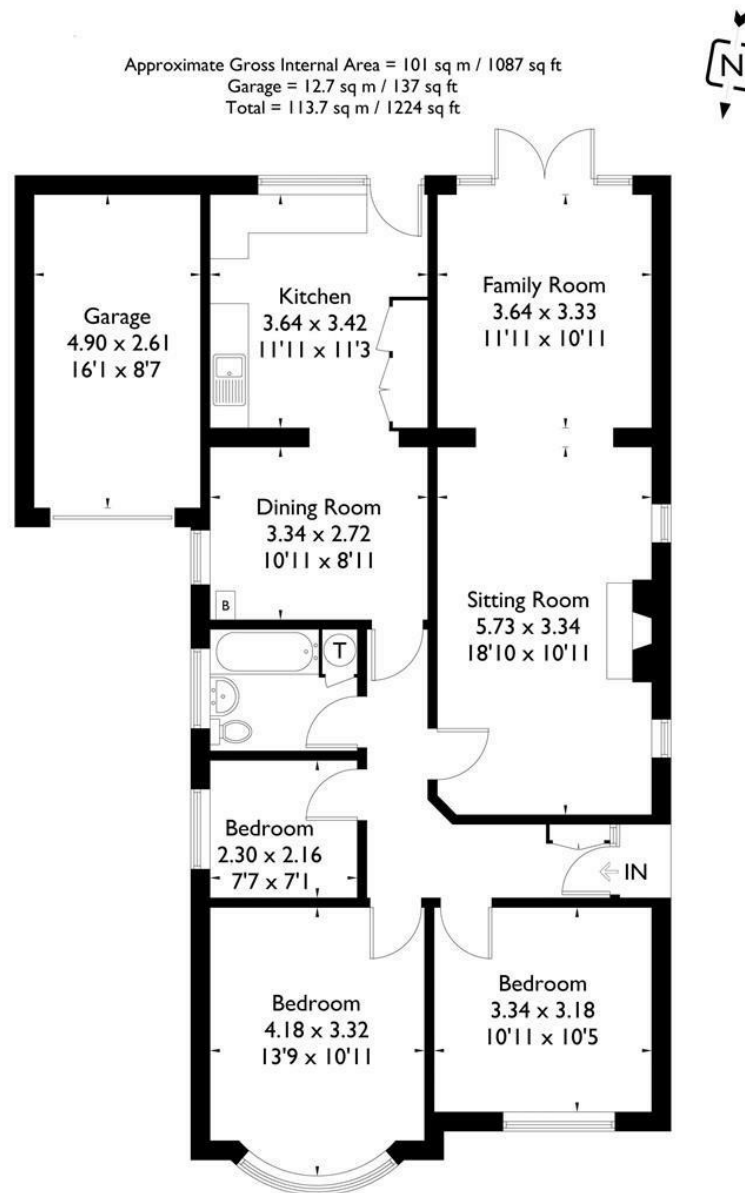
Rarely available to the market this will appeal to many discerning buyers today, so call the Sole Agents today.

Situation

Hillside Gardens is a delightful no through road close to the Heart of Brockham, which can be easily accessed by a nearby footpath on to Brockham Lane, with its famous green, a village store, primary school, Doctors surgery, chemist, church and pubs. Dorking town centre is approx. 2.25 miles away and offers a comprehensive range of facilities with supermarkets including Waitrose, Marks & Spencer and Lidl, a well-regarded selection of local and national shops including W H Smith, FatFace, Waterstones and S C Fuller for all your country pursuits. There is a selection of restaurants, including Sorrel run by the Michelin Starred chef Steve Drake, coffee shops and pubs for all tastes as well as the Dorking Halls, which includes a cinema, and the adjacent sports centre. Dorking has three stations offering services to London, Horsham and Guildford and beyond.

Tenure	Freehold
EPC	D
Council Tax Band	F





FLOORPLANZ © 2018 0203 9056099 Ref: 205276

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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