



**patrick
gardner**
RESIDENTIAL

15 Tweed Lane, Strood Green, Betchworth, Surrey, RH3 7JA

Price Guide £480,000



- PERIOD COTTAGE
- 3 BEDROOMS SET OVER TWO FLOORS
- TWO RECEPTION ROOMS
- KITCHEN WITH POTENTIAL TO EXTEND
- GENEROUS REAR LAWN GARDEN
- POPULAR VILLAGE LOCATION
- RECENT LOFT CONVERSION COMPLETED
- FIREPLACE SURROUNDS WITH LOG BURNER
- GROUND FLOOR 4 PIECE BATHROOM
- ADDITIONAL STUDY/OFFICE SPACE

Description

Recently extended to create a loft conversion which provides a further bedroom and study, is this mid terraced Victorian period cottage style home. With many improvements throughout and being well presented, the property would be suitable for a young family looking to upsize, but wants to be located in a quiet, countryside village setting where you will find excellent local facilities.

Set over three floors the property comprises of two reception rooms with a period fireplace surround in the lounge and a working log burner in the dining room. The fitted kitchen is spacious and airy with an additional 'Velux' window providing plenty of natural lighting. The family bathroom is situated to the rear of the kitchen, along with access to the rear garden.

There are two double bedrooms on the first floor with access to the recent loft conversion with the third bedroom and study/office.

The rear sunny South facing garden is lawned with a timber pergola, a log store to the side and a further paved patio to the rear with a timber built shed.

Situation

Strood Green in located at the far end of to the heart of Brockham, with its famous village green, a primary school, local store and chemist, two pubs and of course, Christ Church, which was consecrated by the Bishop of Winchester in 1847. The village is renowned for its fireworks display and bonfire on the green. Dorking town centre is approx. 2.5 miles away and offers a comprehensive selection of facilities with numerous supermarkets, local and national retailers also include W H Smith, Fatface, Waterstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants. The Dorking Halls are situated at the other end of the town with a cinema, theatre and adjacent sports hall with a 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. The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead.

Tenure

Freehold

EPC

C

Council Tax Band

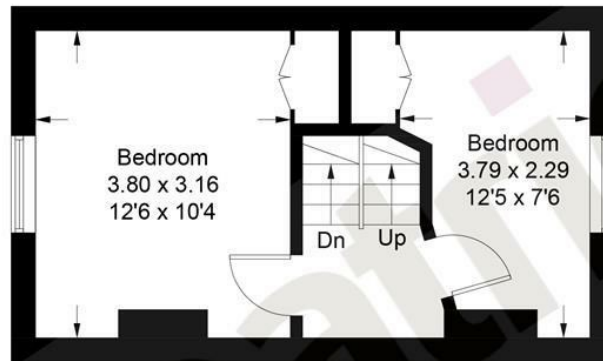
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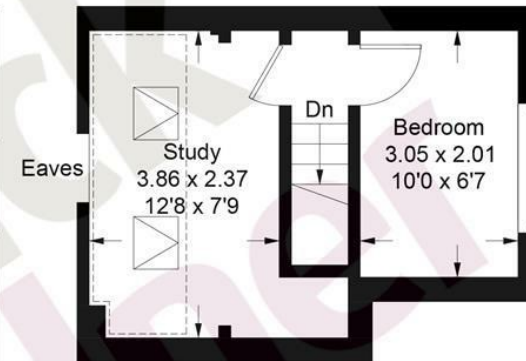
Approximate Gross Internal Area = 87.2 sq m / 939 sq ft
(Excluding Eaves)



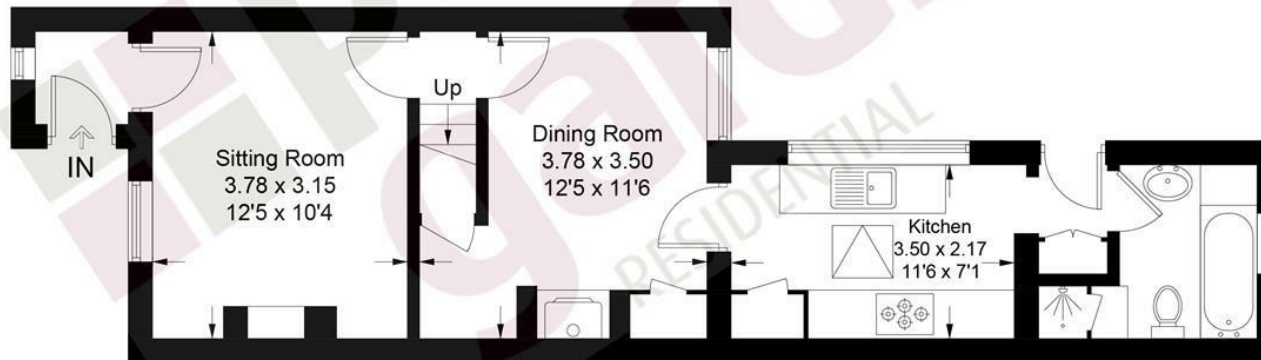
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

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. (ID1290608)

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