



7 Silverdale Close, Brockham, Betchworth, Surrey, RH3 7LN

Price Guide £475,000



- SEMI DETACHED BUNGALOW
- BEAUTIFUL MODERN KITCHEN
- GENEROUS CORNER PLOT
- DOUBLE GLAZING AND GFCH
- CUL-DE-SAC LOCATION
- 2 BEDROOMS
- UPDATED BATHROOM SUITE
- DOUBLE ASPECT LOUNGE/DINER
- EV CAR CHARGER POINT
- SINGLE GARAGE

## Description

Located in a quiet cul-de-sac in the picturesque village of Brockham, this pretty yellow brick semi-detached bungalow is presented in superb condition throughout.

The property has been subject to a complete refurbishment throughout and offers a generously sized, light & bright, double-aspect lounge/diner in excellent décor. The beautiful modern fitted kitchen has been remodelled with ample cupboards, integral appliances and the worktops compliment the kitchen units finished with an on-trend metallic bronze trim.

There are two bedrooms, both situated to the front of the property, finished with the same wood-effect flooring. The bathroom has been completely remodelled with a white suite and finished to a very high standard throughout.

Situated on a generous corner plot, the sunny garden is laid to lawn and wraps around the property offering plenty of outside space and a paved patio area provides the perfect setting for alfresco dining in the summer.

The owners have installed an EV car charger and there is a single garage en-block with additional resident parking spaces at the front of the property.

## Situation

Facilities include the GP surgery, corner shop, and the well regarded North Downs primary school, which achieved a GOOD Ofsted rate in June 2023. Secondary Schools, The Ashcombe & The Priory can be found in nearby Dorking.

Betchworth railway station serves the local villages of Brockham and Betchworth with Great Western Railway providing the service via Redhill into Charing Cross. Dorking mainline and Deepdene train stations provide other services into London Waterloo and Victoria and the surrounding areas. Gatwick and Heathrow airports are accessible via M25

**Tenure**

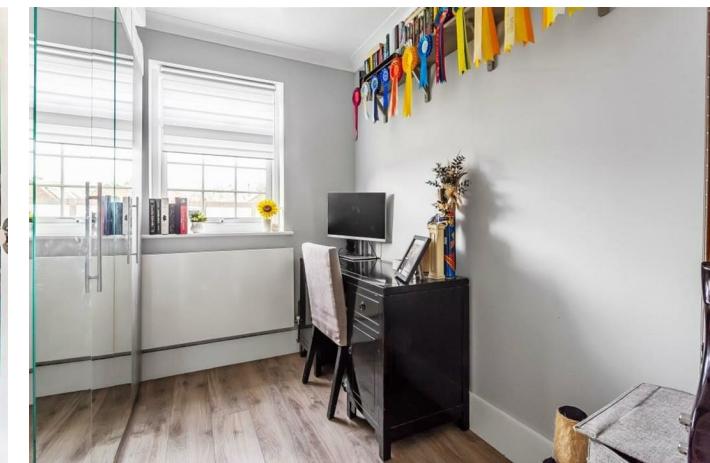
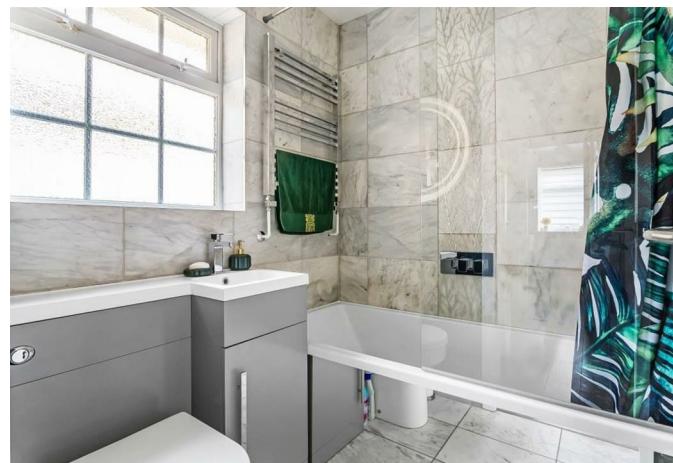
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**EPC**

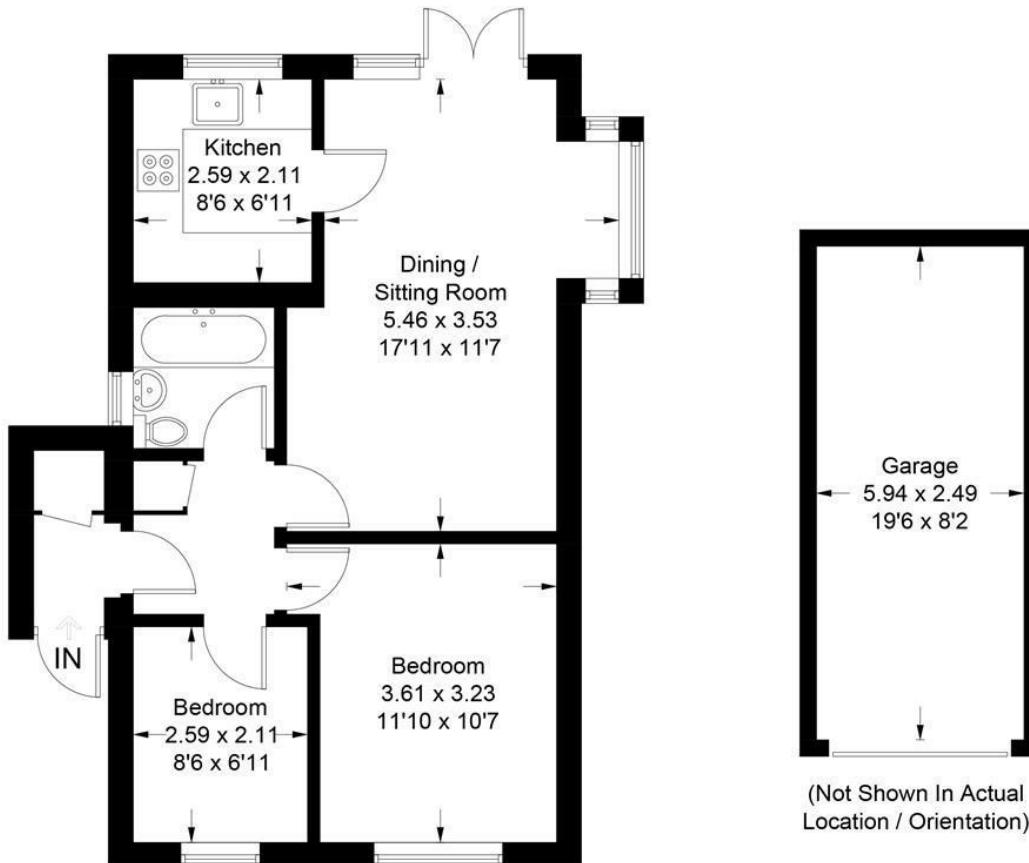
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**Council Tax Band**

E



Approximate Gross Internal Area = 50.8 sq m / 547 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 65.7 sq m / 707 sq ft



## 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. (ID1041950)

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