



Hillside Gardens, Brockham, Surrey RH3 7ER

Guide Price £575,000 Freehold

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- SUPERBLY PRESENTED DETACHED CHALET STYLE PROPERTY
- RECENTLY EXTENDED AND IMPROVED
- DOUBLE GLAZING, RECENTLY INSTALLED BOILER
- SOUTH FACING REAR GARDEN
- CONSERVATORY
- FITTED KITCHEN
- GARAGE & DRIVEWAY PARKING, SUMMER HOUSE
- GROUND FLOOR BATHROOM
- 3 BEDROOMS

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The Property This superbly presented detached chalet style home has recently been the subject of an extension to provide light, spacious and flexible accommodation over 2 floors.

An enclosed entrance porch leads in to the entrance hall and then all the ground floor rooms. The sitting room has a fitted log burning stove and sliding patio doors open in to the conservatory.

At the front of the house there is a good sized dining room that could also be used as a bedroom, if required. The modern fitted kitchen has solid wood worktops, contemporary units and a concealed Worcester Bosch gas boiler for the central heating and hot water, there is also a door that opens in to the conservatory. There is also a double bedroom and the family bathroom on the ground floor.

An inner hall has stairs leading to the spacious landing/study area with eaves storage cupboards and there are 2 bedrooms on this floor, one with an en-suite shower room.

Outside there is driveway parking for 2-3 cars and a detached garage. The rear garden is south facing with well stocked shrub borders and a summer house.

EPC **C** & Council Tax Band **E**

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, Guildford, Redhill and beyond, including a direct train to Gatwick Airport. The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead.

The immediate area offers some of the county's finest walking, riding & cycling countryside with Box Hill, as seen in the 2012 Olympics, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all on the doorstep. PGD1833

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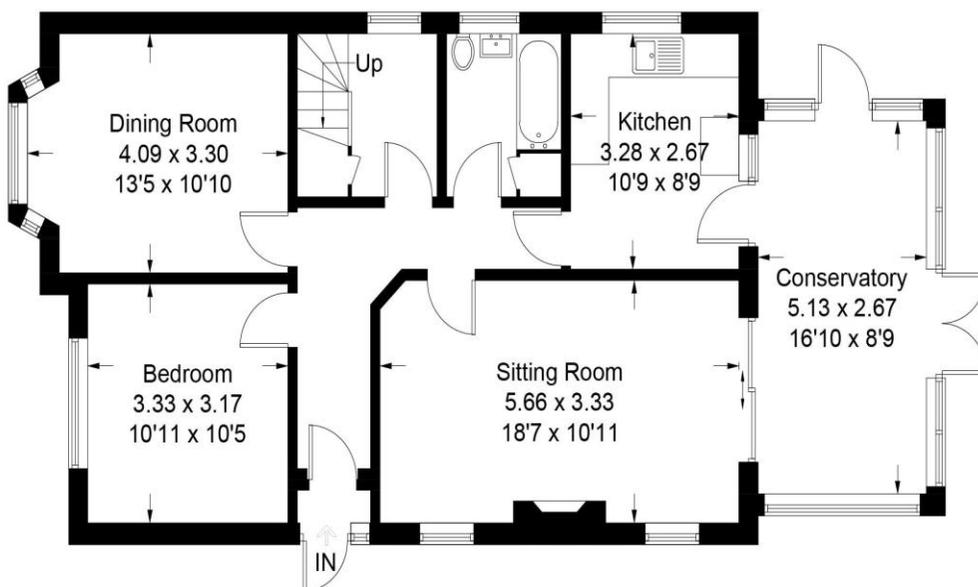




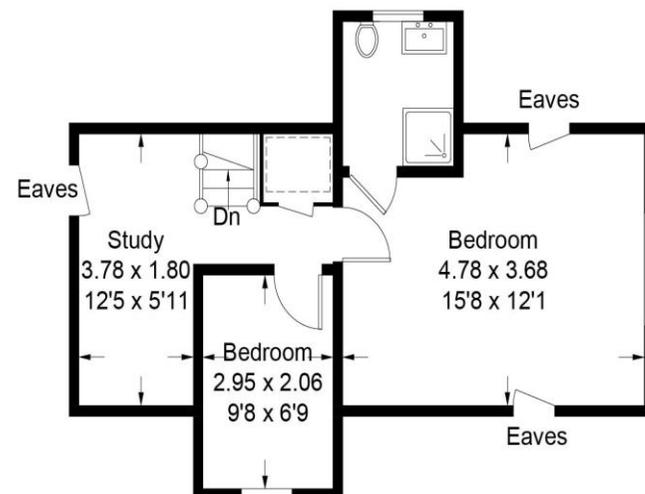
Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID510704)