



# Tynedale Road, Brockham

Guide Price £625,000





Beautifully updated family home in a peaceful cul-de-sac close to Brockham village and perfectly positioned between Reigate and Dorking. Spacious and stylish with a garden room, open-plan living, and everything you need right on your doorstep.





This well presented home is found in a quiet cul-de-sac overlooking a central green, and offers the perfect balance of village charm and everyday convenience. Just moments from a popular local shop and walking distance from Brockham village – known for its picturesque green, two popular pubs, coffee shop, butchers, doctors' surgery, and well-regarded primary school – everything you need is right on your doorstep.

Perfectly positioned between Reigate and Dorking, you'll enjoy easy access to a wider range of shops, restaurants, excellent schools and fast transport links to London and beyond – ideal for both commuters and families looking for the best of both town and country.

The home itself has been thoughtfully updated and improved by the current owners over the years, creating a stylish, comfortable space that's ready to move into. A bright lounge with bay window and feature fireplace provides a cosy retreat, while the heart of the home is the spacious open-plan kitchen, dining and study area – ideal for modern family life. There's also a separate utility room, a must-have for busy households.

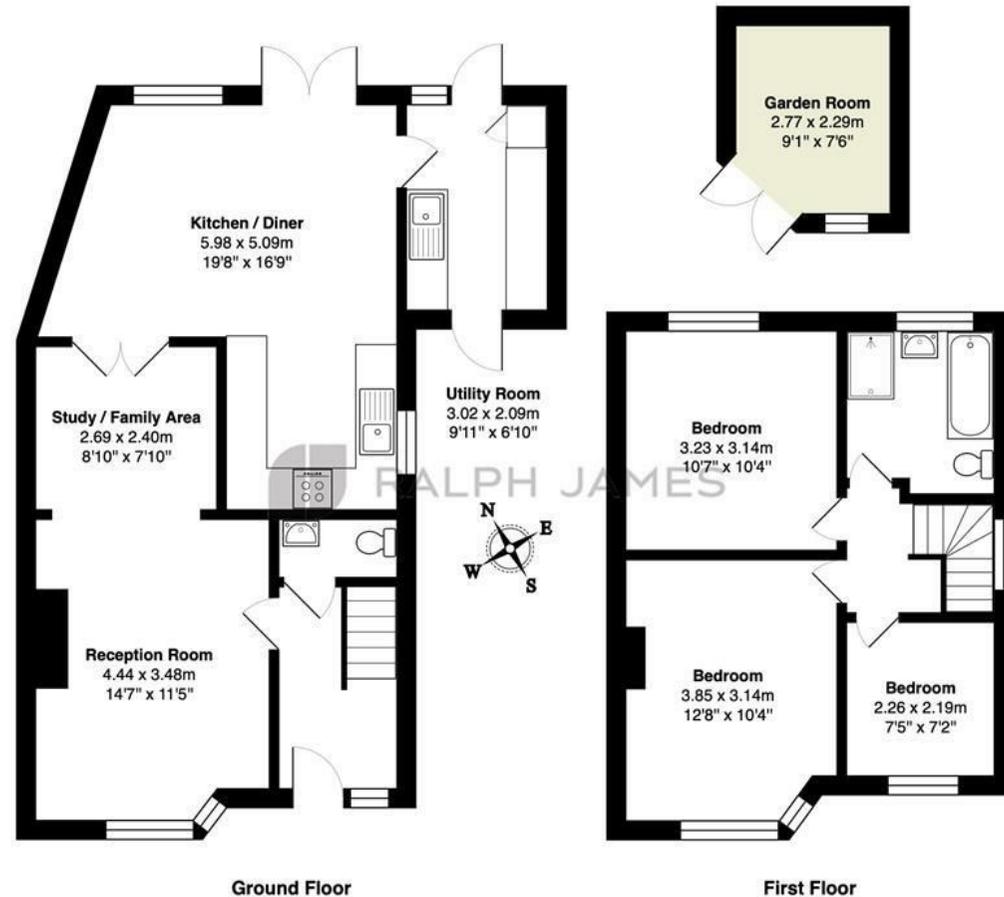
Step outside and you'll find a generous garden with patio and lawn, plus a versatile garden room with power providing useful extra space.

Upstairs, there are three well-proportioned bedrooms, a modern family bathroom, and access to a useful loft space. Off-street parking adds to the appeal, completing the picture of a home that really does have it all.



# Need to know

- Semi detached home in a sought after location
- Good sized lounge with bay window and feature fireplace
- Open-plan kitchen/dining/family or study room
- 3 bedrooms and family bathroom
- Utility room for convenience
- Garden with patio and garden room
- Off-street parking available
- Located in a quiet cul-de-sac
- Close to popular local shop and Brockham Village Green
- Equidistant to both Reigate and Dorking for a wide range of amenities, schools and transport links



Tynedale Road, Strood Green, Betchworth

Total Area: 98.3 m<sup>2</sup> ... 1058 ft<sup>2</sup> (excluding garden room)

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