



# S Seymours



**Limeway Terrace, Dorking RH4**

**Guide Price £275,000**

- One bedroom house
- Stunning kitchen/dining/living room
- Delightful garden
- Beautifully presented & updated throughout
- Contemporary bathroom
- Allocated parking
- Peaceful tucked away location
- Excellent investment opportunity
- Short walk from mainline train stations
- Close by to everything Dorking town centre has to offer



An exquisite one bedroom house offering bright, immaculate accommodation with a delightful garden. Situated in a peaceful, tucked away position just moments away from everything Dorking town centre has to offer including the High Street, mainline stations and miles of open countryside.

Upon entering, you instantly notice the property has recently been meticulously updated throughout, now offering a wonderful blend of contemporary and stylish accommodation. On the ground floor, the stunning open plan kitchen/dining/living room has been designed to be the heart of the home and is a spacious 16'9 ft creating the ideal entertaining space. The kitchen itself is fitted with a selection of high gloss units complemented by ample work surface space, a selection of integrated appliances and a useful breakfast bar. In addition, there is a useful under stairs storage cupboard. On the first floor, the landing provides access to all the key rooms and airing cupboard. As you can see from the measurements, the bedroom is a very generous 15'1ft with plenty of built in storage. Completing the accommodation is the bathroom fitted with a contemporary white suite including a bath with overhead rainfall shower and stylish tiling.

#### Outside

The side garden is yet another advantage to this property offering a generous outside space which can be used as seen fit. The area is mainly laid to lawn offering the perfect space for enjoying on a warm summer's day. Please note that although the property is freehold, there is a service charge of £850 per annum which covers the upkeep of the area and general running costs. More information available upon request.

#### Parking

There is one allocated parking space with the property and further visitors parking available.

#### Location

Limeway is well sought after due to it being close to all of Dorking's amenities. Dorking town centre offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction offer direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. Dorking further benefits from a very good choice of schools including The Ashcombe (10 minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Dorking, RH4 2JZ.

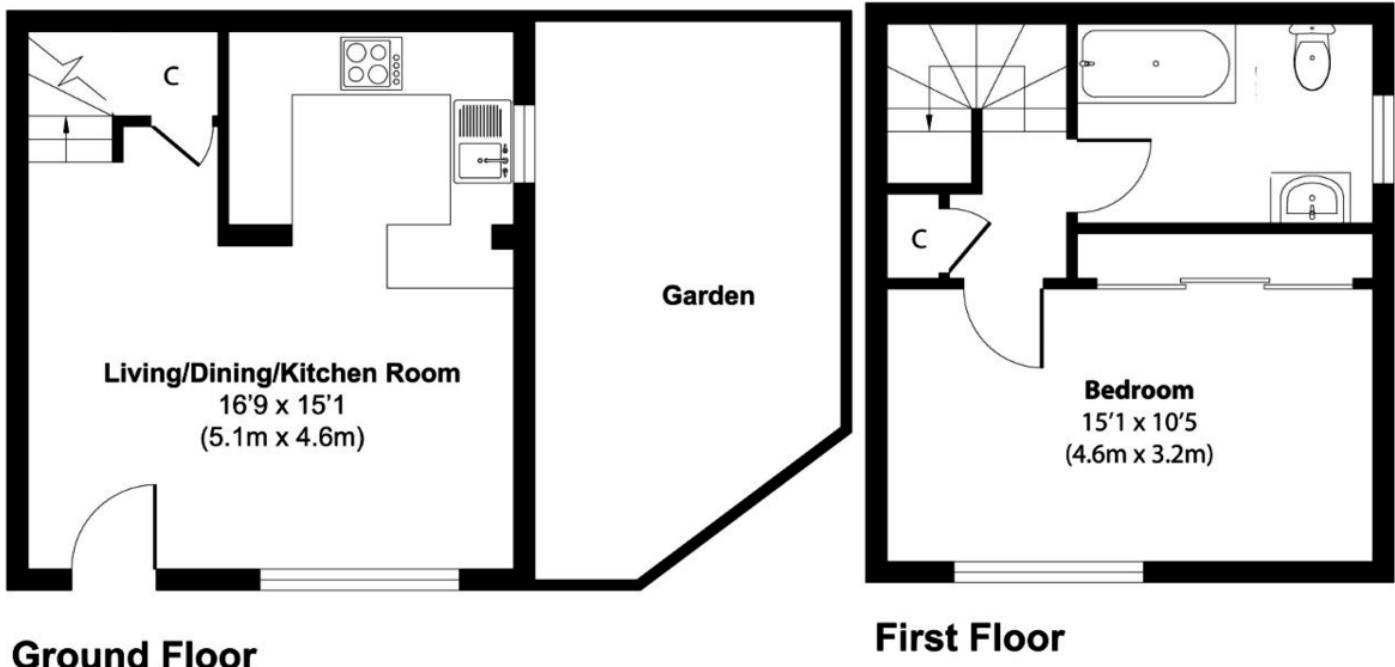
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** - These particulars are for guidance only and do not form any part of any contract.



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Approx. Gross Internal Area 504 sq ft / 47.0 sq m



\* Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

EPC - TBC

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

## CONTACT

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