



Mount Street, Dorking

Guide Price £375,000

- VICTORIAN TERRACED HOUSE
- CHARACTER FEATURES
- CUL DE SAC LOCATION
- DOWNSTAIRS SHOWER-ROOM

- BONUS LOFT ROOM
- SEPERATE KITCHEN/DINING ROOM
- AMPLE STORAGE THROUGHOUT
- HEART OF DORKING TOWN CENTRE

- CLOSE TO LOCAL POPULAR SCHOOLS
- WALKING DISTANCE TO MAINLINE STATION

EPC Rating 'TBC'



A charming two bedroom house offering over 1000 sq ft of flexible accommodation with a wonderful blend of period and character features with a delightful courtyard garden. Situated in a peaceful cul-de-sac, in the centre of Dorking town centre with excellent schools, the high street, train stations and 'The Nower' which is great for beautiful country walks.

This delightful Victorian terraced house offers all the character charm expected from a property of this era. Upon entering the property, you are met with the warm welcoming feel this home offers. Starting with a cosy front aspect sitting room - the current owners use this space as a bedroom; however could also be used for all purposes such as a home office or playroom. Next is the spacious sitting room with attractive built in shelving and charming brick exposed wood burner creating a warm, cosy ambience. Flowing through to the kitchen which has been fitted with an array of units complimented by ample worktop space. This is a lovely bright space thanks to the large windows allowing plenty of natural light to flood in. Completing the ground floor accommodation is the shower room.

Stairs rise to the first floor providing access to both bedrooms. The master bedroom is a generous double with built in cupboard and overlooks the rear garden plus has its own en suite bathroom with a three piece white suite and roll top bath. The second bedroom is a good size double with stairs up to the loft room, this is a great space and can be used for many purposes, the current owners have used this as a fourth bedroom but could be used as a snug, or study.

Outside

The delightful courtyard garden has been cleverly designed ensuring it requires low maintenance and can be enjoyed throughout all times of the year.

Location

Mount Street is situated in centre of Dorking town centre which 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 within proximity (0.9 miles), just 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 8 offering 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. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins 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 norther outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES & 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.



Mount Street, RH4

Approximate Gross Internal Area
97.0 sq m / 1044 sq ft
(Including Loft Room & Excluding Eaves)



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 any decisions reliant upon them. (ID775221)

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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.