

Deepdene Vale, Dorking

**Guide Price £550,000**

## Property Features

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- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STPP
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- BRIGHT AND AIRY ACCOMMODATION
- LANDSCAPED REAR GARDEN
- SPACIOUS 10'1 X 9'11 DINING ROOM
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL POPULAR SCHOOLS
- WALKING DISTANCE TO MAINLINE STATION



# Full Description

**\*\*FIRST OPPORTUNITY TO VIEW SATURDAY 31ST JULY BETWEEN 10AM - 1PM BY APPOINTMENT ONLY\*\***

\*NO ONWARD CHAIN\*

A well-presented three bedroom semi-detached family home offering over 1000 sq ft of accommodation with a landscaped rear garden, the potential to extend STPP and no onward chain.

The property is situated in a convenient cul-de-sac close to everything in Dorking town centre and a short walk to the mainline train stations plus Ashcombe secondary school.

As soon as you step through the front door into the entrance hall you are met with the warm, welcoming feel this home offers and it is no surprise that this has been a much loved family home for many years. Starting in the 1st reception room, which is 12'6 x 11'11 ft, with plenty of natural light flooding in thanks to large bay windows. Next is the spacious living/dining room which has been designed to be the 'heart of the home' - perfect for entertaining friends and family. This is a lovely bright space with lots of natural light flooding in through sliding doors which also provide access to the rear garden. Onto the kitchen which has been fitted with a range of floor to ceiling units completed by ample worktop space and room for all the expected appliances. In addition, there is a useful breakfast bar. Completing the ground floor is the downstairs cloakroom.

Stairs rise to the first floor landing which provides access to all the upstairs accommodation and loft access. Bedrooms one and two are both very spacious doubles with the first benefiting from built in storage. Bedroom three is a generous single which could alternatively be used as a study if preferred, also benefiting from a built in wardrobe. Finishing off the upstairs is the family bathroom completed with a three piece white suite.

Please note that this property sale is subject to probate

## Outside

To the front of the property there is a large driveway with parking for several vehicles and an area of lawn with a pathway leading to the front door as well as a side access. The delightful rear garden is yet another excellent advantage to this property which has been cleverly designed and landscaped to ensure it can be enjoyed throughout all the year. There are well stocked flower beds and a section of patio accessed directly from the property, perfect for al fresco dining or entertaining during the warmer months. The garden further benefits from a shed.

## Location

Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

VIEWING Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 7JZ.

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

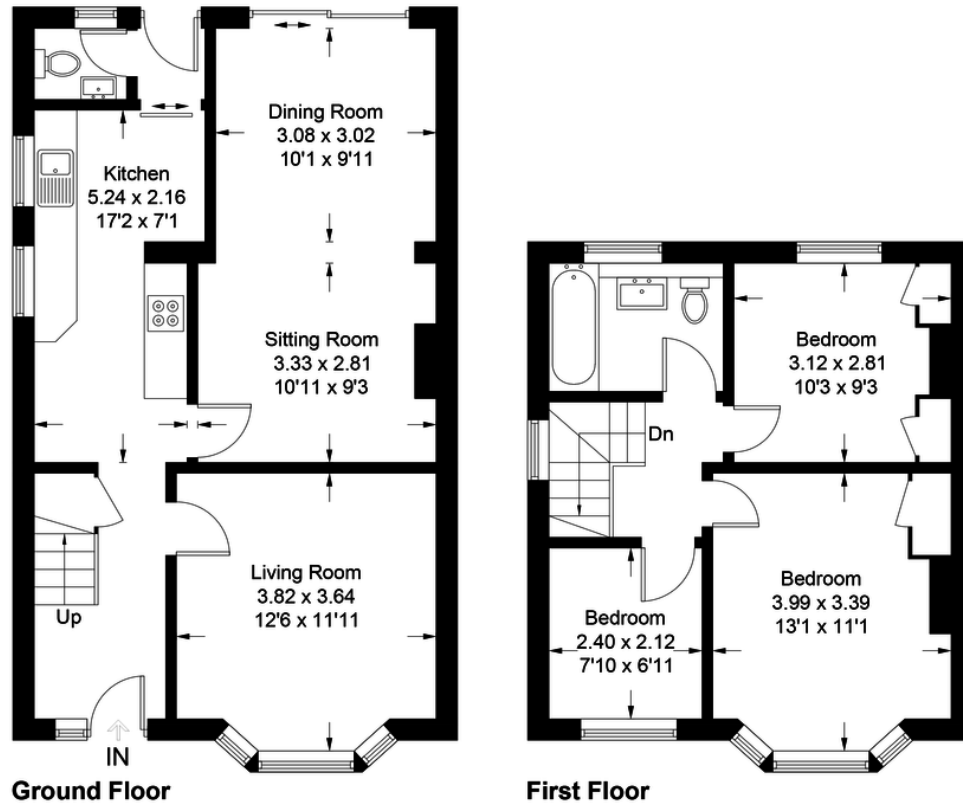
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





# Deepdene Vale, RH4

Approximate Gross Internal Area  
93.2 sq m / 1003 sq ft



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. (ID780936)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

www.seymours-estates.co.uk  
sales@seymours-dorking.co.uk  
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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