



Deepdene Vale, Dorking

**Guide Price £600,000**

### Property Features

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- NO ONWARD CHAIN
- FOUR BEDROOMS
- OFF ROAD PARKING
- QUIET CUL DE SAC
- SHORT WALK TO MAINLINE STATIONS
- CLOSE TO LOCAL POPULAR SCHOOL
- FLEXIBLE ACCOMMODATION
- THREE RECEPTION ROOMS
- FAMILY BATHROOM & SHOWER ROOM
- WONDERFUL REAR GARDEN





# Full Description

## \*NO ONWARD CHAIN\*

A well-presented four double bedroom semi-detached family home offering over 1,200 sq/ft of accommodation with a landscaped rear garden. The property is situated in a convenient, private cul-de-sac close to everything in Dorking town centre and a short walk to the mainline train stations, plus The 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 with the front aspect lounge, which is 12'11 x 11'11 ft, with plenty of natural light flooding in thanks to the large bay windows, further benefiting from a working wood burner creating a cosy ambience. Next is the dining room, which is an impressive 10'11 x 9'1 ft with an opening to the kitchen and the conservatory. The kitchen has been fitted with a range of floor to ceiling units, complemented by ample worktop space and room for all the expected appliances. In addition, there is a useful utility room providing space for all the expected washing appliances and further access into the back garden. The property benefits from a conservatory which is a bright, versatile space and can be used for many purposes, including a playroom. Completing the ground floor is the 4th bedroom which is a good sized double bedroom and there is also a shower room.

A staircase leads to the first floor landing, which provides access to all the upstairs accommodation and loft access, the generous landing offers the potential to become a study area, a characterful stained glass window provides plenty of natural light. The Master bedroom benefits from a bay window and built in wardrobes. Bedroom two is a very impressive 14'4 x 10'6 ft with two large windows. The third bedroom is a nother double, with built in wardrobes. Finishing off the upstairs is the family bathroom completed with a three piece white suite.

## Outside

To the front of the property there is gravelled driveway consisting of shrubs and flower beds, a pathway leads to the front door as well as useful 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 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 Seymour's 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



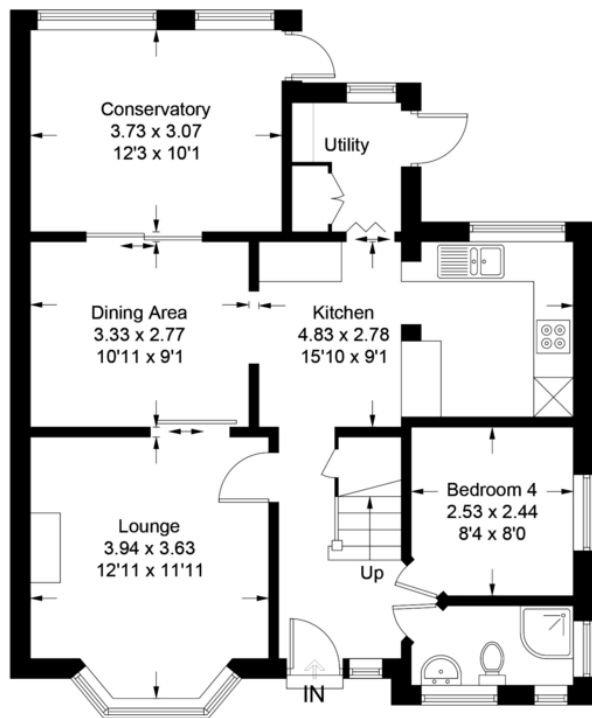




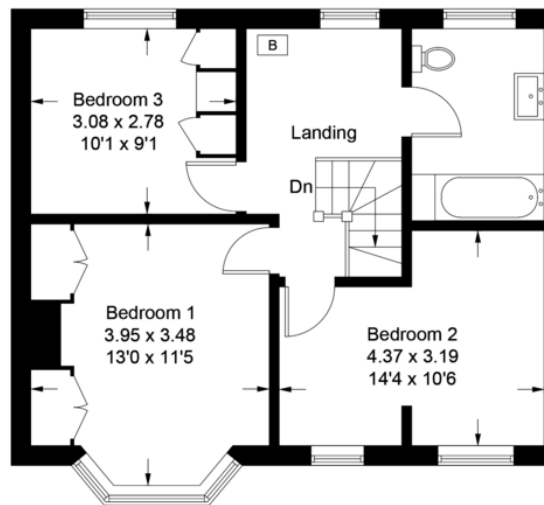


# Deepdene Vale, RH4

Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft



**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 any decisions reliant upon them. (ID794468)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	61   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

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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 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