

Falkland Road, Dorking

Guide Price £650,000

Property Features

- CLOSE TO THE NOWER AND SCHOOLS
- 26ft KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- LARGE ENCLOSED GARDEN
- CLOSE TO TOWN CENTRE
- FOUR BEDROOMS
- STYLISH BATHROOM
- BURSTING WITH CHARECTER
- 1647 SQ FT
- USEFUL UTILITY ROOM



Full Description

A spacious period property with well-presented accommodation across four floors located in a quiet area and within a short walk from Dorking town centre. The property is close to an array of excellent schools and The Nower.

This impressive four-bedroom, semi-detached home has a flexible layout and is ideal for a growing family, plus, has all the charm expected from a property of this era.

Starting with a spacious entrance hallway with access to the stairs and key rooms, the impressive front aspect living room comprises of large sash windows offering views. Next is a rear aspect double bedroom providing plenty of space for additional furnishings, further benefits are views across the rear garden.

Stairs take you down to the properties lower ground floor offering access to the large open plan kitchen/dining room, the kitchen has a full range of fitted units, ample worktop space, and room for all the expected appliances. This wonderful room benefits from French doors providing access to the rear garden, plus a working log burner offering a warm ambience. To the side of the kitchen is a useful utility room, with a fitted basin, in addition, plumbing for additional appliances.

Stairs rise to the 1st floor landing, offering access to the generous master bedroom which is a bright and airy space benefitting from a charming fireplace and large windows offering views and plenty of natural light. The family bathroom has been finished to a high standard and is also located on the first floor laid out featuring a 'waterfall shower' plus complemented by a free-standing bath.

Stairs rise to the second floor providing access to two further generous double bedrooms both with views.

Outside

To the front of the property paved pathway leading to the front door. 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 brick patio accessed directly from the property, perfect for al fresco dining or entertaining during the warmer months. There is also a very useful storeroom.

Location

This home is located close to the centre of Dorking town which offers a comprehensive range of shopping, and educational amenities. 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) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

VIEWING Strictly by appointment through Seymours Estate Agents, 27 South Street, 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.



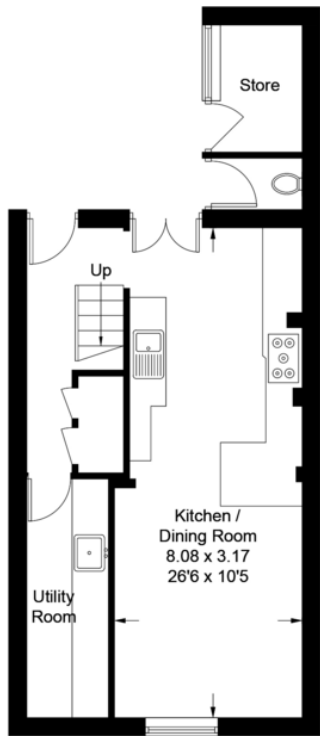


Falkland Road, RH4

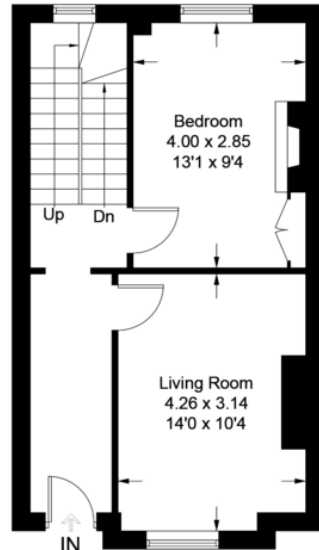
Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft



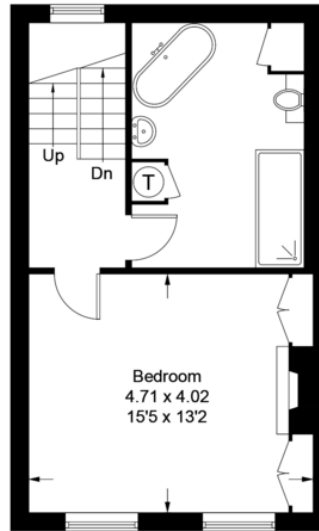
= Reduced headroom below 1.5m / 5'0"



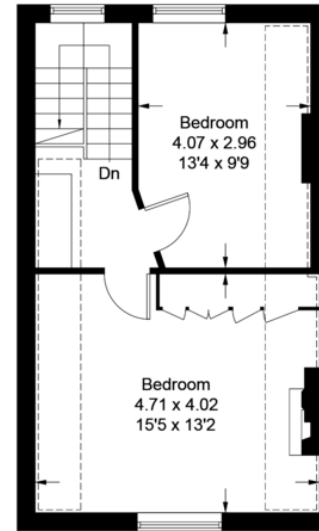
Lower Ground Floor



Ground Floor



First Floor



Second 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. (ID798208)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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

