



Fraser Gardens, Dorking

Guide Price £399,950

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- CLOSE TO TRAIN STATIONS
- CLOSE TO LOCAL POPULAR SCHOOLS
- DELIGHTFUL BACK GARDEN
- DUAL ASPECT RECEPTION ROOM

- FAMILY BATHROOM
- WALKING DISTANCE TO TOWN CENTRE

EPC Rating '64'



****NO ONWARD CHAIN****

A two double bedroom mid terrace family house, located within short walking distance from all of Dorking train stations, The Ashcombe school, St Martin's school, Meadowbank Park, and the town centre.

Starting with an entrance hall that leads into the dual aspect reception room, this is a well-proportioned 15'2 x 11'9 with charming shelving and plenty of room for a dining table and sofas making it the perfect space for entertaining friends and family, further benefits are a patio door providing direct access to the rear garden. Next is the updated kitchen which has been fitted with a range of modern floor to ceiling units completed by ample worktop space and room for all the expected appliances, the kitchen is a lovely bright space overlooking the rear garden. Completing the ground floor accommodation is the downstairs bathroom, comprising of a modern white suite and bath with overhead shower.

From the hallway, stairs rise to the landing providing access to two double bedrooms, the spacious 13'11 x 11'9 master bedroom enjoys pleasant views over the rear garden, further benefits are a vast amount of built in storage. Bedroom two is another double overlooking the rear garden.

Outside

To the front of the property, there is picket fence, a pretty garden mainly laid to lawn with flower beds and a path leading to the front door. The attractive garden is yet another wonderful benefit to this home, with a full width patio, perfect for al fresco dining or entertaining and a generous area of lawn. The whole garden is fence and hedge enclosed creating a sense of privacy, with a useful access gate. In addition, there is a very useful detached shed.

Parking

At the rear is a large resident car park with some visitor spaces.

Location

Fraser Gardens 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, 27 South Street, Dorking, RH4 2JZ.

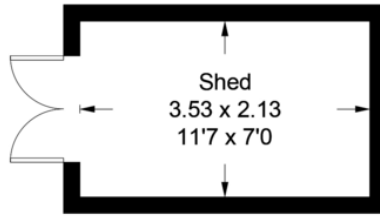
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical & electrical fittings.

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

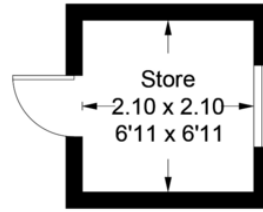


Fraser Gardens, RH4

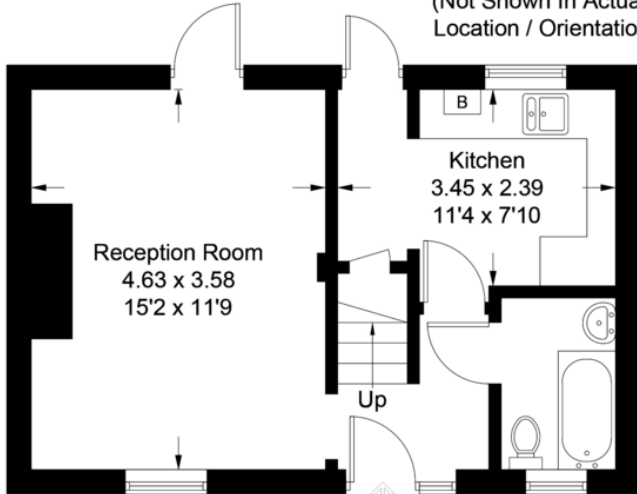
Approximate Gross Internal Area = 64.1 sq m / 690 sq ft
 Shed = 7.6 sq m / 82 sq ft
 Store = 4.4 sq m / 47 sq ft
 Total = 76.1 sq m / 819 sq ft



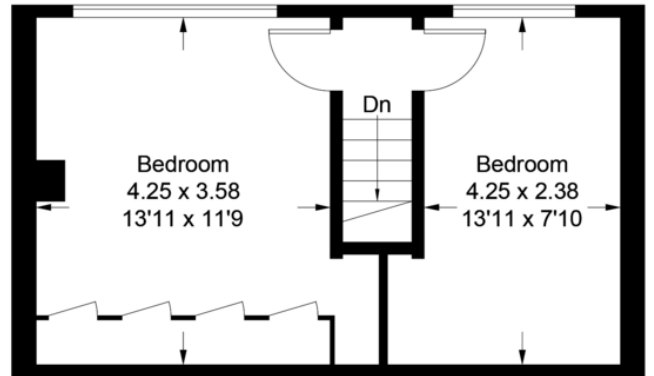
(Not Shown In Actual Location / Orientation)



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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. (ID809891)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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 Surrey, RH4 2JZ

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