



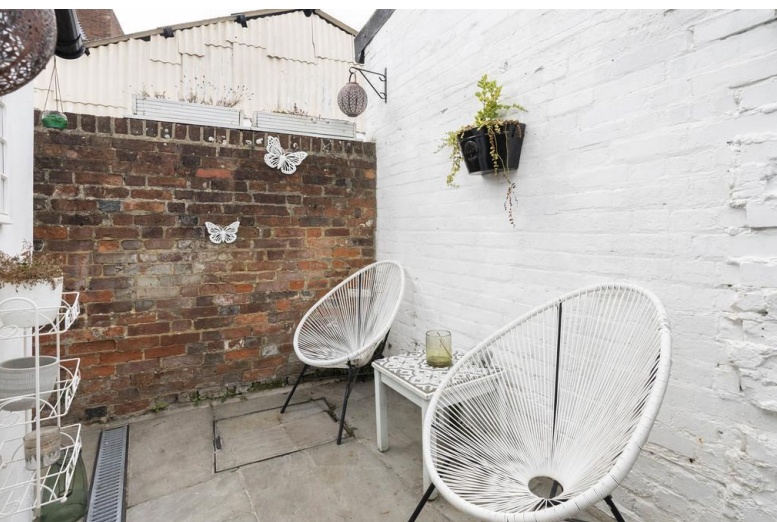
North Street, Dorking

- NO CHAIN
- PERIOD CHARM
- PRIVATE COURTYARD GARDEN
- HEART OF DORKING TOWN CENTRE
- SHORT WALK TO MAINLINE STATION
- CHARACTER FEATURES
- WELL PRESENTED THROUGHOUT
- VICTORIAN COTTAGE

Guide Price £425,000

EPC Rating '60'

- UPDATED THROUGHOUT
- DOWNSTAIRS SHOWER ROOM



NO ONWARD CHAIN An attractive two bedroom end of terrace Victorian cottage offering bright, flexible accommodation with a charming courtyard garden. Located in a peaceful position within the heart of Dorking Town Centre, close by to the high street, Meadowbank Park and a short walk to Dorking train stations.

This property has been updated throughout and is beautifully presented offering a wonderful blend of period charm with a modern touch. Upon entering this charming property, you are greeted by the warm welcoming feel this home offers. Flowing through into the sitting room with beautiful bay window allowing plenty of natural light to flood in and charming log burner tucked neatly into the brick exposed wall provides the perfect space for entertaining with family or friends. Next is the kitchen which has been fitted with an array of modern floor to ceiling units complemented by solid wood worktops, stylish under unit lighting, all the expected integrated appliances as well as a very useful under stairs storage area perfect for a washing machine. Finishing off the ground floor is the useful downstairs shower room and door providing access into the garden.

From the hall, stairs rise up to the first floor where bedrooms one and two can be found. Both are generous doubles with feature fireplaces and built in storage cupboard in the master bedroom. Completing the upstairs is the modern bathroom completed with stylish tiling and white three piece suite.

Outside

Towards the front of the property there is a pretty gate enclosed garden with a pathway leading to the front door and side access gate. The rear courtyard garden is yet another wonderful feature to this property offering a spacious area of patio, perfect for al fresco dining or simply just enjoying on a warm summer's day. The whole garden is fully fence enclosed offering a sense of privacy with a selection of potted plants.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

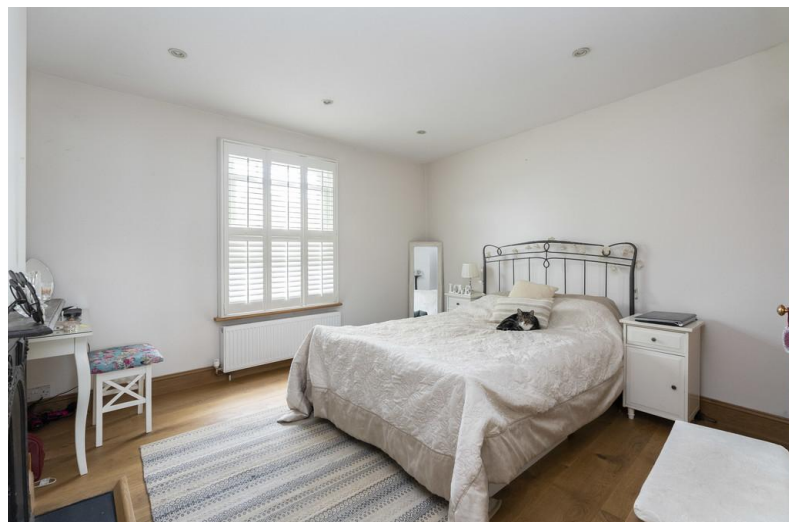
North Street is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 19 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) and The Priory (15 minute walk) 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 northern outskirts of Dorking.

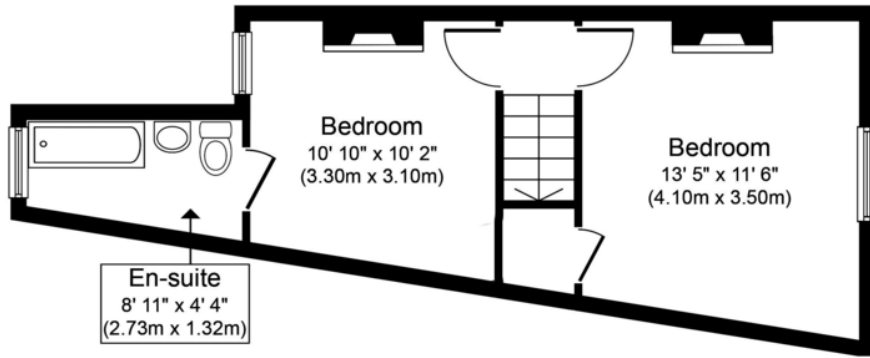
PLEASE NOTE THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN 2022.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

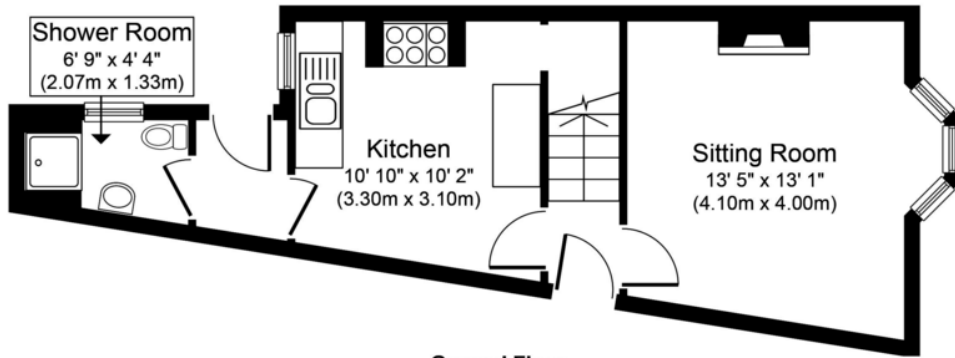
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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





First Floor
 Approximate Floor Area
 323 sq. ft.
 (30.0 sq. m.)



Ground Floor
 Approximate Floor Area
 334 sq. ft.
 (31.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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

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 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