



## Mount Street, Dorking

Guide Price £400,000

- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- TWO DOUBLE BEDROOMS
- HEART OF DORKING TOWN CENTRE
- TWO RECEPTION ROOMS
- CLOSE TO WAITROSE & THE HIGH STREET
- PERIOD & CHARACTER FEATURES
- ENCLOSED COURTYARD GARDEN

- EPC Rating '49'
- VICTORIAN TERRACED HOUSE
  - CLOSE TO LOCAL POPULAR SCHOOLS AND MAINLINE TRAIN STATIONS



A charming and well-presented, two-double bedroom, mid terrace house offering plenty of character and charm. Located in a cul-de-sac within the heart of Dorking town centre and within walking distance of everything the town offers, including mainline train stations and the Priory School.

The accommodation starts in the porch which in turn leads into the a cosy front aspect sitting room which includes a wonderful open brick fireplace as well as large, double glazed sash windows which flood this room with lots of natural light. Adjacent is the generous 13'9 x 10'5 dining room providing plenty of space for a large dining table and chairs, perfect for socialising with friends and family. Both rooms benefit from original wooden flooring which adds a real sense of warmth and charm to these rooms. Next is the kitchen which has been fitted with an array of floor to ceiling units complemented by wooden worktop space, integrated dishwasher and oven, with plenty of space for freestanding appliances and also benefits from a door out to the courtyard garden.

Stairs rise to the first floor landing providing access to all the first floor accommodation and loft access. Bedroom two is a good sized double. As you can see from the floorplan, the master bedroom is spacious and has plenty of room for all bedroom furniture and features wall to wall built in wardrobes for all of your storage solutions. The generous family bathroom is fitted with a modern white suite with sunken bath and overhead shower and completes the first floor accommodation - This property is council tax band D.

PLEASE NOTE - This property benefits from new carpets, newly sanded and varnished floor boards and has been painted throughout.

#### Outside

At the back of the property there is a charming fence enclosed courtyard garden, providing the ideal space for a patio table and chairs. The garden also benefits from a useful rear access gate.

#### Location

Mount Street is situated within 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 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 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 away) and The Priory at secondary level and St. Paul's and St. Martin's 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, Cummins House, 62 South Street, Dorking, RH4 2JZ.

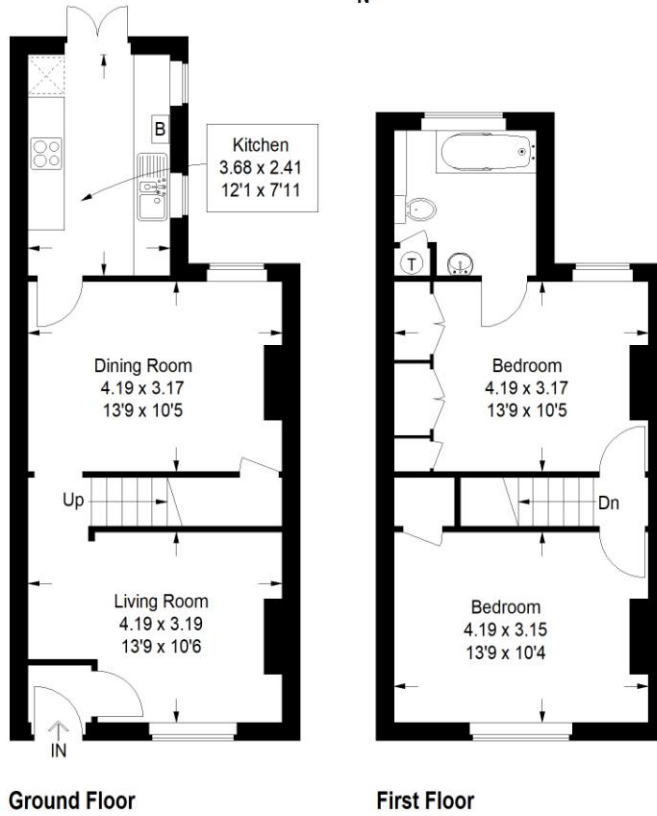
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



# Mount Street, RH4

Approximate Gross Internal Area  
76.4 sq m / 822 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	49   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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