

## Harrow Road East, Dorking

Guide Price £575,000

EPC Rating '58'

- NO ONWARD CHAIN
- POTENTIAL TO UPDATE
- CLOSE TO THE NOWER
- GARAGE AND PARKING
- DELIGHTFUL PRIVATE GARDEN
- OUTSTANDING VIEWS
- A SHORT WALK TO DORKING TOWN CENTRE
- POTENTIAL TO EXTEND

- FRONT ASPECT LIVING ROOM
- ST PAULS SCHOOL CATCHMENT



**\*NO CHAIN\*** A three-bedroom Georgian style detached house offering flexible accommodation with lovely views, a delightful garden, a garage with parking plus lots of potential of to update and extend STPP. The property occupies a prominent, elevated position situated along the sought-after Harrow Road East, close by to everything Dorking has to offer including excellent schools, the High Street, mainline stations, and beautiful open countryside.

The property is accessed via several steps through the front garden leading you to the front door. The accommodation begins in the entrance hall before opening through into the front aspect living room which is an impressive 19'5 x 15'5 sq ft enjoying lovely views through the bay window. Flowing through double doors into the dining room, another excellent space benefiting from French doors opening into the back garden, creating the ideal space for entertaining guests. Next is the kitchen fitted with a range of units complemented by ample work surface space and space for all appliances. Completing the ground floor accommodation is a useful cloakroom.

Stairs rise to the first-floor landing providing access to all the upstairs accommodation and loft hatch. The master bedroom is a well-proportioned 11'11 x 11'9 sq ft, this is a bright space thanks to the large window offering outstanding views. Bedroom two is another excellent double and bedroom three is a spacious single. The family bathroom fitted with a white suite completes the accommodation

#### Outside

To the front there is a pretty garden with steps leading to the front door and a useful side access gate.

The tiered back garden is yet another wonderful benefit to this home which has been cleverly designed offering a generous area of lawn and full width patio accessed directly from the house before steps lead to an area of lawn. The whole garden is enclosed creating a sense of privacy with an inviting selection of trees, shrubs, and well-stocked beds.

#### Garage & parking

The property benefits from a garage with a parking space in front.

**\*THIS SALE IS SUBJECT TO PROBATE\***

#### Location

Harrow Road East is situated just on the outskirts 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 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 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 norther outskirts of Dorking.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

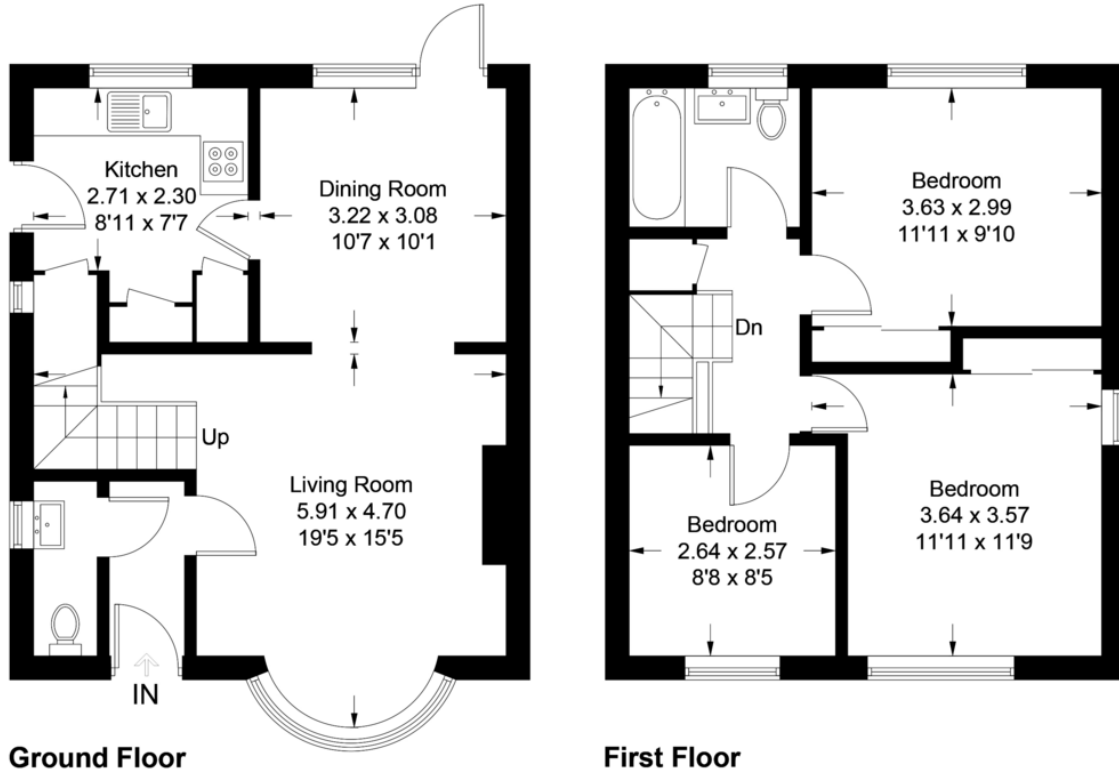
**FIXTURES & FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

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



# Harrow Road East, RH4

Approximate Gross Internal Area = 87 sq m / 936 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. (ID841244)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

Tax band F

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

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