



VINCENT MEWS

DORKING

- 2 DOUBLE BEDROOMS
- CENTRAL DORKING LOCATION
- NO ONWARD CHAIN
- MODERN KITCHEN/DINER

- SPACIOUS LIVING ROOM
- REFITTED BATHROOM
- DOWNSTAIRS W/C
- PRIVATE STORAGE

Guide Price £430,000

EPC Rating C

- COURTYARD GARDEN
- SHORT WALK TO HIGH STREET SHOPS



Conveniently located within a short walk of Dorking's bustling High Street, this two double bedroom, mews-style home enjoys a secluded setting and is offered to the market with NO ONWARD CHAIN.

From the front door, an entrance hall leads directly into the spacious 16ft x 19ft living room, with a front aspect. A set of glazed double doors open into the open plan kitchen/diner, which has been fitted with a range of shaker cabinetry, complemented by solid wood worktops and a range of appliances, including fridge/freezer, range cooker and hood. There is additional space and plumbing for a washer/dryer and dishwasher. French doors lead out from the kitchen into a courtyard garden and a downstairs cloakroom near the front door completes the ground floor accommodation.

Stairs rise to the first-floor landing providing access to the bedrooms, bathroom and loft hatch. Bedroom one is a generous 16ft x 13'3ft and benefits from fitted wardrobes and further space for additional furniture. Bedroom two is another spacious double with a rear aspect.

The bright family bathroom features neutral tiling and a large recently fitted walk-in shower, however there is plenty of space to replace with a bath if required.

Outside

A small path leads to the front door and there is an area of private front garden that has been shingled with space for pots and ornaments. A private storage space can also be found here.

The rear courtyard has space for a small table and chairs and provides a quiet area to relax in the warmer months. The garden can be accessed via a gate from the Junction Road car park, permits for which can be obtained through the Mole Vale District Council website.

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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

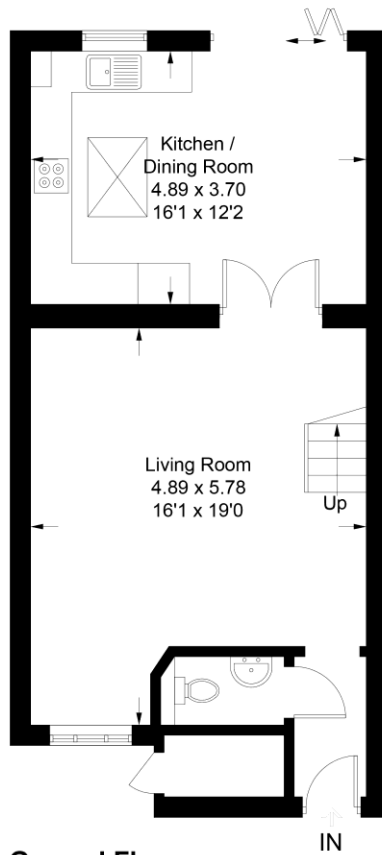
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

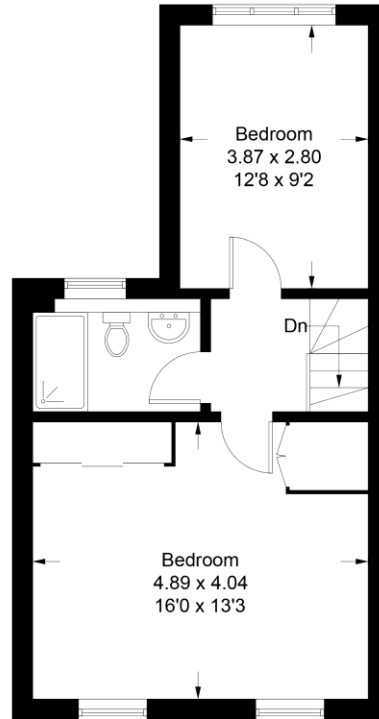


Vincent Mews, RH4

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft



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. (ID924460)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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