



Harrowlands Park,

Guide Price £359,950

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- PATIO WITH VIEWS & ACCESS TO COMMUNAL GARDEN
- NO ONWARD CHAIN
- GARAGE IN BLOCK
- 19FT RECEPTION ROOM
- EN SUITE BATHROOM & SHOWER ROOM
- KITCHEN/BREAKFAST ROOM

EPC Rating '71'

- CLOSE TO ST PAULS CHURCH & DORKING HOSPITAL
- SHORT WALK TO DORKING TOWN CENTRE



NO ONWARD CHAIN A two double bedroom, two bathroom ground floor apartment offering bright, spacious accommodation with a garage, off road parking and communal garden. Situated just on the outskirts of Dorking town centre, within walking distance from the High Street and mainline train stations.

A private front door opens into an internal hallway providing access to all the key rooms. The accommodation begins in the impressive 19ft living/dining room benefitting from two large windows allowing plenty of natural light to flood in and a door onto the private patio with lovely views. Across the hall is the spacious kitchen/breakfast room fitted with an array of floor to ceiling units complemented by ample worktop space and room for all the expected appliances. As you can see from the floorplan, the master bedroom is a very spacious 15ft in length with built in wardrobes and enjoys pleasant views. Further benefits are its own private ensuite bathroom. Bedroom two is a good-sized front aspect double room. Finishing off the accommodation is the shower room and two useful storage cupboards.

Outside

At the rear sliding doors open out onto an area of patio which in turn leads to the communal gardens that back onto a copse plus have a lovely view towards Dorking and Ranmore.

Garage and parking

There is a garage in a block close by, plus parking for residents and visitors.

Leasehold

The property is a leasehold with a service charge of £3250 per year including ground rent. The property has a recently extended lease and now has 215 years remaining. Full information is available upon request. COUNCIL TAX BAND - E

Location

Harrowlands Park 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 West, Dorking mainline, and Deepdene railway stations are within proximity, 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 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 enthusiasts, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

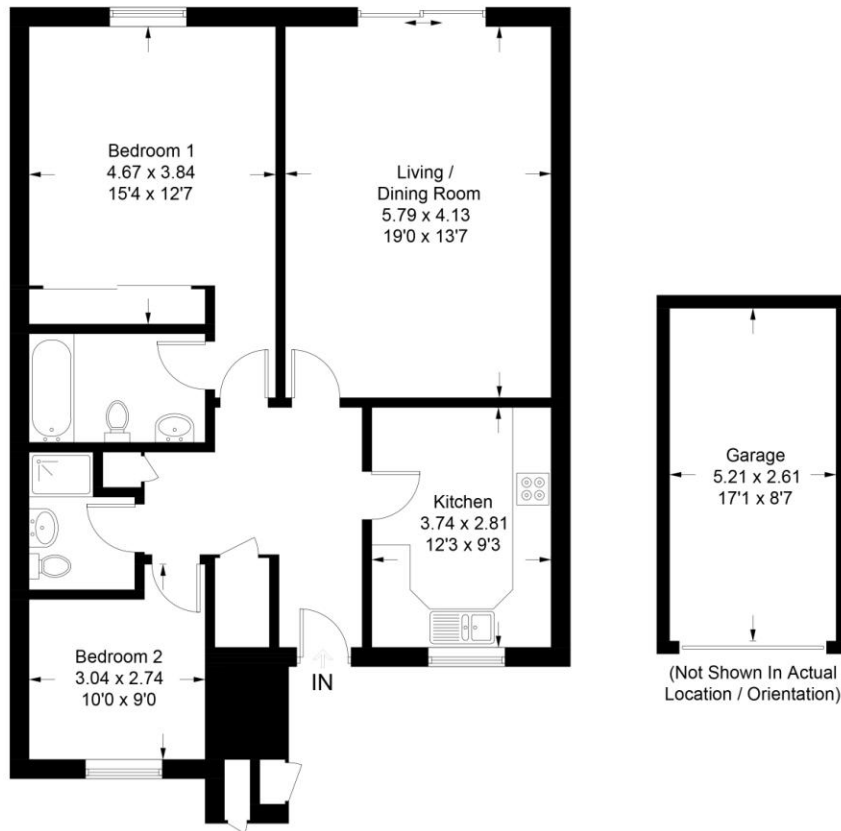
Viewings - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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



Harrowlands Park, RH4

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft
 (Excluding External Cupboard)
 Garage = 13.5 sq m / 145 sq ft
 Total = 97.8 sq m / 1052 sq ft



Ground 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. (ID932312)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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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