



Parkway

Dorking

£625,000

Property Features

- FOUR BEDROOMS
- CUL DE SAC IN CENTRE OF DORKING
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- VIEWS TOWARDS BOX HILL
- SHORT WALK TO ALL DORKING'S TRAIN STATIONS
- CLOSE TO THE ASHCOMBE AND ST MARTINS SCHOOLS
- UPDATED KITCHEN/DINING ROOM
- UTILITY ROOM
- MODERN BATHROOM



Full Description

A well-presented and extended four-bedroom home, offering over 1500 sq/ft of bright, versatile accommodation over three floors, with off road parking, large garden studio and a delightful rear garden with picturesque views.

The property is located in a sought after cul de sac and within a short walk of The Ashcombe school, St. Martin's school, Meadowbank Park, all of Dorking's train stations and everything the bustling high street has to offer.

This wonderful family home begins in the entrance hall leading to all rooms and stairs to the upstairs accommodation. The bright, yet cosy front aspect sitting room is a well-proportioned space benefiting from a large bay window and a working fireplace. Across the hall is the 18ft open plan kitchen/diner. The kitchen offers stylish floor to ceiling units, complemented by ample wood worktop space, integrated appliances, and plenty of room for additional appliances. There is space for a large family sized dining table and there are large doors opening out onto the garden, allowing an abundance of natural light. To the side is an extremely useful utility room with another door out to the garden. The modern cloak room finishes off the downstairs accommodation.

Stairs rise to the first floor landing which in turn provides access to all the upstairs accommodation. The 1st bedroom is a good-sized double offering plenty of room for furniture, featuring a bay window and built in storage. Bedroom two is a rear aspect double with built in storage and great views across the garden. The third bedroom is good size single currently being used as a study, perfect if you are working from home. Completing the first floor accommodation is the family bathroom fitted with a white three piece suite.

Another staircase leads to the second floor, where the master bedroom can be found and measures an impressive 14ft. This is a wonderfully bright room thanks to the full width windows, that also giving wonderful views towards Box Hill. The master bedroom also benefits from built in wardrobes and access to eaves storage.

Outside

To the front, there is a generous sized driveway allowing for two vehicles to park.

The delightful rear garden is a lovely private space with an area of lawn and a large patio area ideal for entertaining in the warmer months. A path leads to the rear where there is a detached shed and rear access gate to the playing field behind – access is via the service lane behind the other properties.

Garden studio 20ft x 18ft – with power and lighting. This has been a bonus space for the current family with many uses like a children's playroom and a home office.

Location

Parkway is well sought after due to being close to all of Dorking's amenities. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. All of Dorking railway station are within a 5-minute walk. Offering services to Gatwick, Guildford, London Victoria and London Waterloo. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

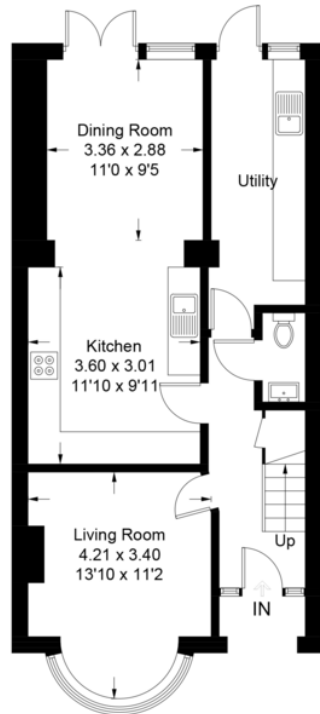
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





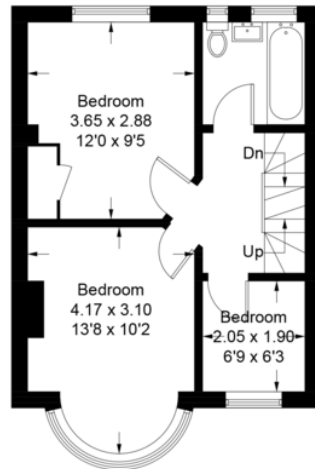
Parkway, RH4

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 3.6 sq m / 39 sq ft
 Outbuilding = 33.7 sq m / 363 sq ft
 Total = 146.2 sq m / 1574 sq ft

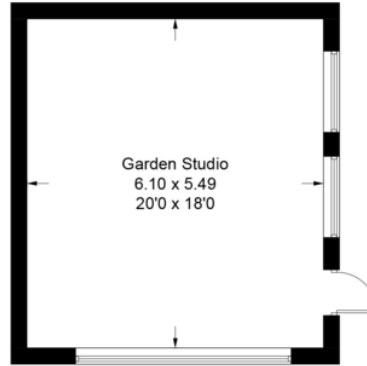


Ground Floor

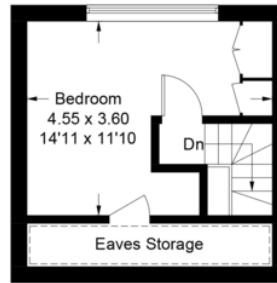
= Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID936236)



EPC TBC

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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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

