



North Street

Dorking Town Centre

OIEO £350,000

EPC Rating '56'

- TWO BEDROOMS
- STUNNING KITCHEN
- COURTYARD GARDEN
- CENTRE OF DORKING
- PERIOD FEATURES
- MODERN BATHROOM
- NO ONWARD CHAIN
- COSY YET BRIGHT SITTING ROOM
- SHORT WALK TO TRAIN STATIONS
- CLOSE TO MEADOWBANK PARK



An attractive and beautifully presented two bedroom period cottage with a lovely courtyard garden, located in the centre of Dorking close to shops, Meadowbank Park and a short walk to Dorking train stations.

This property is full of wonderful period charm, modern features and has very clever built-in storage throughout. It has to be viewed to be fully appreciated.

The accommodation briefly comprises of a cosy front aspect sitting room with stunning brick fireplace and wood burner. An archway leads through to the updated kitchen with a range of built in units, concrete worktops, space for all the usual appliances and a stable door out to the garden.

Upstairs there are two bedrooms and a family bathroom. The large master bedroom overlooks the front of the property and bedroom two, which makes a great child's room/study, overlooks the rear and both benefit from fitted window shutters.

Outside

The property is accessed via a shared century old stone pathway with attractive front gardens leading to the front door. The rear garden has to be viewed to be fully appreciated and benefits from built in storage. All fence enclosed and stone paved, this is an ideal space to enjoy all year round.

Parking

The current owners use the resident car park close by with a permit via Mole Valley council. Full details can be found on Mole Valley's website.

COUNCIL TAX BAND - E

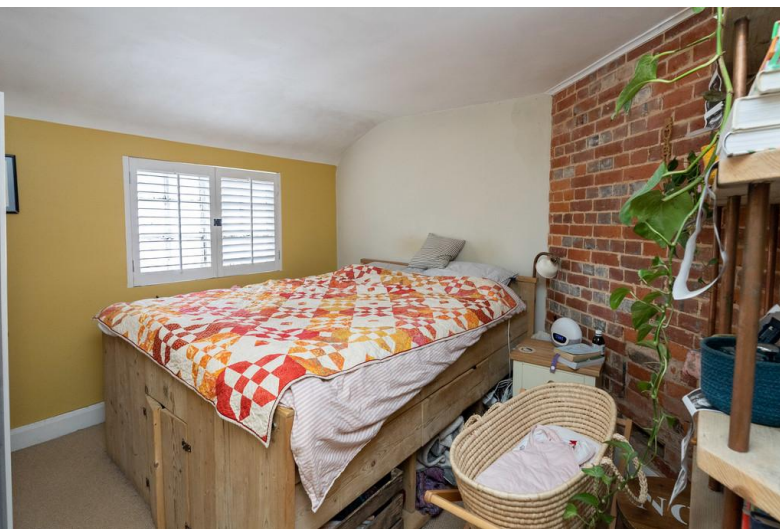
Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity (1 mile). 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 Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

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

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



North Street, Dorking, RH4

APPROX. GROSS INTERNAL FLOOR AREA 436 SQ FT 40.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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

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.