

## Elizabeth Cottages

Dorking

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- LINK ALLOCATED PARKING SPACE
- LANDSCAPED COURTYARD GARDEN
- CLOSE TO DORKING TENNIS CLUB & 'THE NOWER'
- SHORT WALK TO THE HIGH STREET & WAITROSE
- 27FT KITCHEN/DINING/LIVING ROOM
- BUILT IN 2014
- NO ONWARD CHAIN

Guide Price £475,000

EPC Rating '81'



**\*NO ONWARD CHAIN\*** An exciting opportunity to purchase a beautifully appointed two double bedroom link-detached bungalow located in a small and exclusive development within walking distance of Dorking town centre and finished to an exceptional standard.

This wonderful modern property starts with an entrance porch giving access to all rooms. The impressive 27ft kitchen/dining/living room has been designed to be the 'heart of the home' and is a bright and airy space. The fabulous modern kitchen has been fitted with an array of high-quality floor to ceiling units, complemented by Quartz worktops, integrated hob, double oven, fridge/freezer, washer/dryer and dishwasher. There is also a door out to the garden. The master bedroom suite is an excellent size with space for wardrobe and all other furniture. Bedroom two is another well-proportioned double room. Finishing off the accommodation is the luxurious bathroom suite.

The property is centrally heated via an Air Source Heat Pump system and benefits from underfloor heating. The property was finished in 2014 & still has 1 year left on the NHBC guarantee. This property is council tax band D.

#### Outside

The delightful, landscaped courtyard garden has been upgraded to create a lovely low maintenance, private space with tiled patio area, perfect for outdoor entertaining, all bound by an attractive brick wall.

The property has one allocated space. The rest of the parking is for the exclusive use of this development.

#### Location

Elizabeth Cottages are situated close to 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, just a short 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 Dorking Halls 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 enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

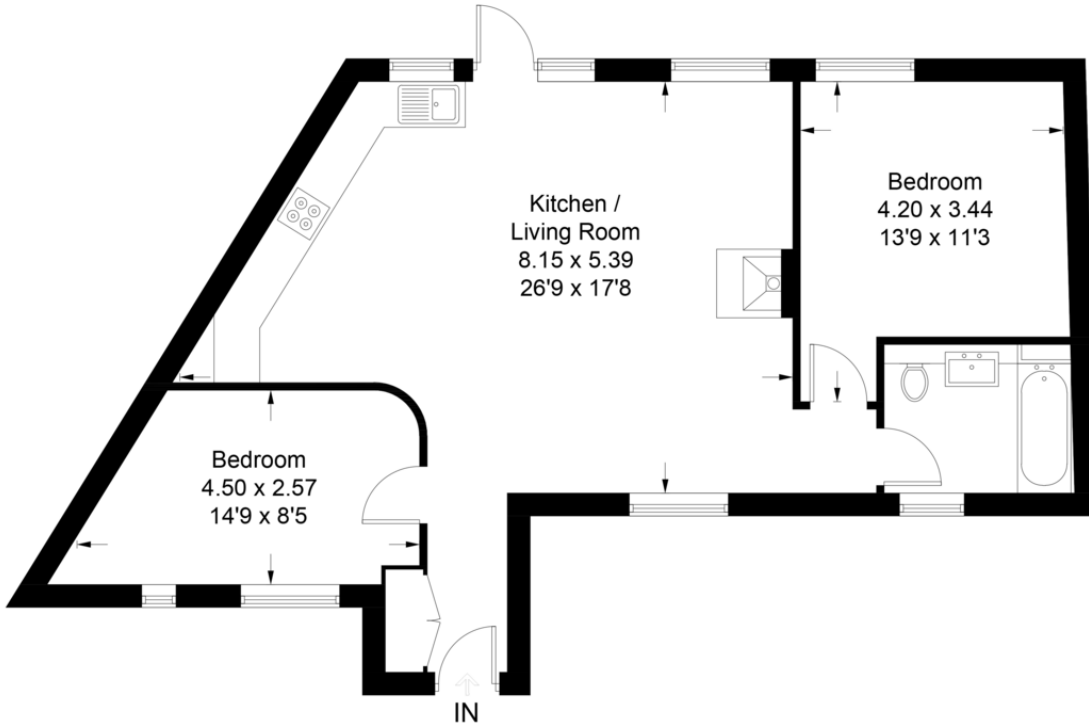
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

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



## Elizabeth Cottages, RH4

Approximate Gross Internal Area = 68.3 sq m / 735 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. (ID948875)

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

### COUNCIL TAX BAND

Tax band D

### 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.