



Harrow Close, Dorking

Offers Over £450,000

EPC Rating '68'

- MID TERRACE
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- BRIGHT & SPACIOUS KITCHEN
- BASEMENT ROOM
- ENCLOSED REAR GARDEN
- PERIOD FEATURES
- WELL PROPORTIONED ROOMS
- SHORT WALK TO DORKING TOWN CENTRE
- WITHIN CATCHMENT AREA OF LOCAL SCHOOLS



This charming Victorian mid-terrace property offers a fantastic opportunity to own a three double bedroom family home located just a short walk from the bustling market town of Dorking. Its excellent location provides easy access to all the amenities that Dorking has to offer, including The Priory C of E and Powell Corderoy Primary Schools, mainline train stations and beautiful countryside.

The ground floor of the property comprises a hallway leading to a bright and spacious lounge with a bay window that floods the room with natural light. The lounge also features a chimney breast that can be opened up to accommodate an open fire or log burner. The hallway then leads to a separate dining room with plenty of space for a large table and chairs. The dining room overlooks the garden and features alcove floor to ceiling storage, making it perfect for entertaining or enjoying family meals. The kitchen offers a range of shaker style base and eye level units, complemented by ample worktops, a gas cooker, and space for a fridge/freezer, washing machine and tumble dryer. A family bathroom with a white suite, panelled bath, and separate shower is located at the rear of the property and a rear door provides access into the garden. The property also boasts a cellar, currently used as storage, which can be accessed via steps down from the dining room. This versatile space benefits from a window and could be used as a study, entertainment room, or occasional bedroom is required.

Upstairs, there is a generous master bedroom with a separate en-suite shower room, large bay window, and plenty of space for a double bed and freestanding furniture. The second and third bedrooms are both good-sized double rooms, one of which features built-in wardrobes for additional storage. The third bedroom is a small double room located at the rear of the property.

Outside

The property features a small gated garden to the front and an enclosed rear garden with well-maintained fencing. The south west facing garden is mostly laid to lawn with potted plants, border shrubs and climbing plants. It benefits from both sun and shade and features a patio area with space for a table and chairs, perfect for outdoor entertaining.

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.



Harrow Close RH4

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
 Cellar = 16.0 sq m / 172 sq ft
 Total = 115.2 sq m / 1240 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. (ID955271)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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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