

Bracondale, 38 Knoll Road,

Guide Price £265,000

EPC Rating '69'

- GROUND FLOOR APARTMENT
- LOUNGE/DINER WITH JULIETTE BALCONY
- PERIOD FEATURES
- STYLISH BATHROOM
- MODERN KITCHEN
- VIEWS
- LARGE COMMUNAL GARDEN
- OFF STREET PARKING
- SHORT WALK TO DORKING HIGH STREET
- CLOSE TO GREAT COUNTRYSIDE WALKS ACROSS THE NOWER



A beautifully presented one double bedroom ground floor apartment set within a wonderful Edwardian conversion, offering bright and spacious accommodation situated on the popular Knoll Road and within walking distance of Dorking Town centre, popular schools and 'The Nower'.

The accommodation is accessed via the communal front door and hallway which leads into the private front door. The internal hallway leads into the modern kitchen, with a good number of eye level and base cabinetry, along with a gas cooker and extractor, fridge/freezer and space for a washer/dryer. French doors off the kitchen lead into the light and spacious lounge/ diner which can also be accessed via the hallway. With high ceilings and large bay window with Juliette balcony that overlooks the garden, the lounge/diner is full of character and boasts period features to really show off its unique character. The bright and well- proportioned double bedroom is positioned to the rear of the property and benefits from built in wardrobes, plenty of room for a double bed, free standing furniture and the wonderful views of the garden and beyond. Completing the accommodation is the stylish bathroom, equipped with a white bathroom suite and convenient under-sink storage.

Outside Space

A private driveway with communal off-street parking leads up to this beautiful hung tile Edwardian house which has been converted into apartment living.

The rear communal garden is a wonderful addition to the property. The garden is fence and hedge enclosed and is mostly laid to lawn. There is a number of communal seating areas to sit and enjoy.

Leasehold

The property is leasehold with a service charge of £974 per year. This includes ground rent. The lease has 92 years remaining. Full information is available upon request.

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, Pilsden 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.



Bracondale, RH4

Approximate Gross Internal Area = 48.7 sq m / 524 sq ft

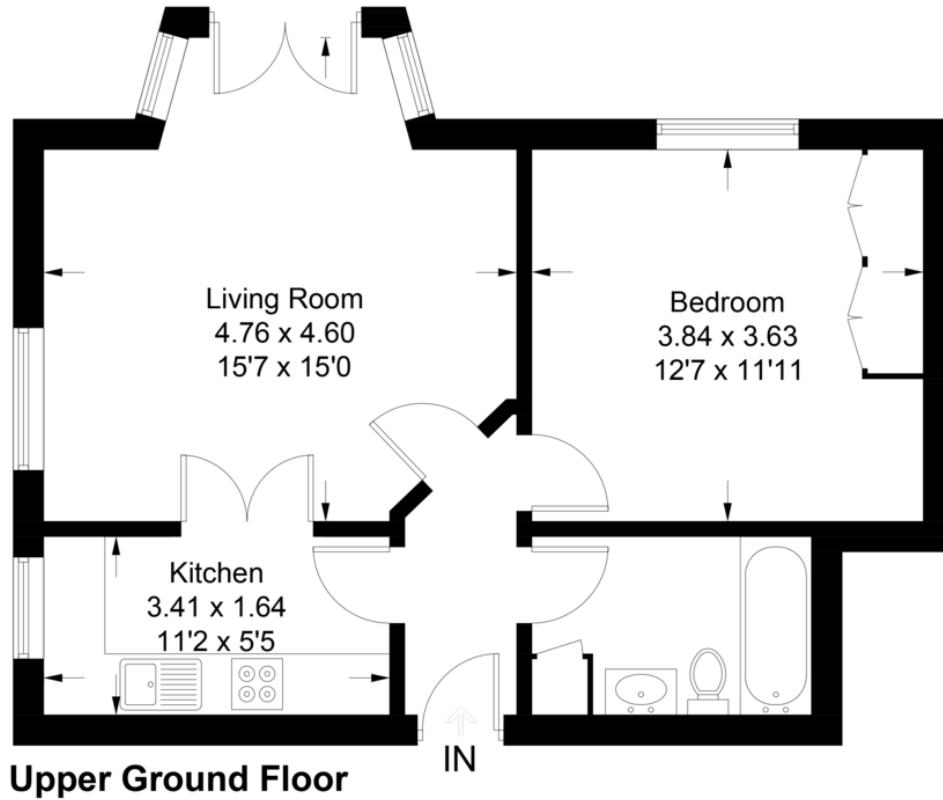


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 953103)

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

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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