



Mint Gardens, Dorking

Guide Price £350,000

EPC Rating '36'

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- IMPRESSIVE REAR GARDEN
- NO ONWARD CHAIN
- TOWN CENTRE LOCATION
- POTENTIAL TO RENOVATE & EXTEND STPP
- PERIOD FEATURES
- SEMI-DETACHED HOME
- SELECTION OF SHOPS, BARS & AMENITIES ON YOUR DOORSTEP
- WITHIN WALKING DISTANCE TO TRAIN STATIONS



NO ONWARD CHAIN This charming semi-detached house is located in the heart of Dorking town centre, just a stone's throw away from the beautiful St Martin's Church and all the amenities that Dorking's bustling High Street has to offer. The property boasts two double bedrooms, an impressive size rear garden and could be greatly improved and extended, subject to planning permission.

While it is clear to see it was much loved home it is in need of renovation and modernising, presenting a fantastic opportunity for a new owner to put their own stamp on the property. With some vision and hard work, this property could be transformed into a beautiful and characterful home.

The ground floor comprises a spacious living room, a separate dining room and a kitchen, which leads out to the rear garden. An outdoor W/C completes the ground floor accommodation.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The property also benefits from ample storage space.

Outside

Considering the central town location, the rear garden is an impressive size and could be transformed into a beautiful space for entertaining and relaxing in the warmer months. A pretty front garden and path leads to the entrance porch.

Location

Mint Gardens is located just off Church Street which is situated in the centre of 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 55 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 The Dorking Hall 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.

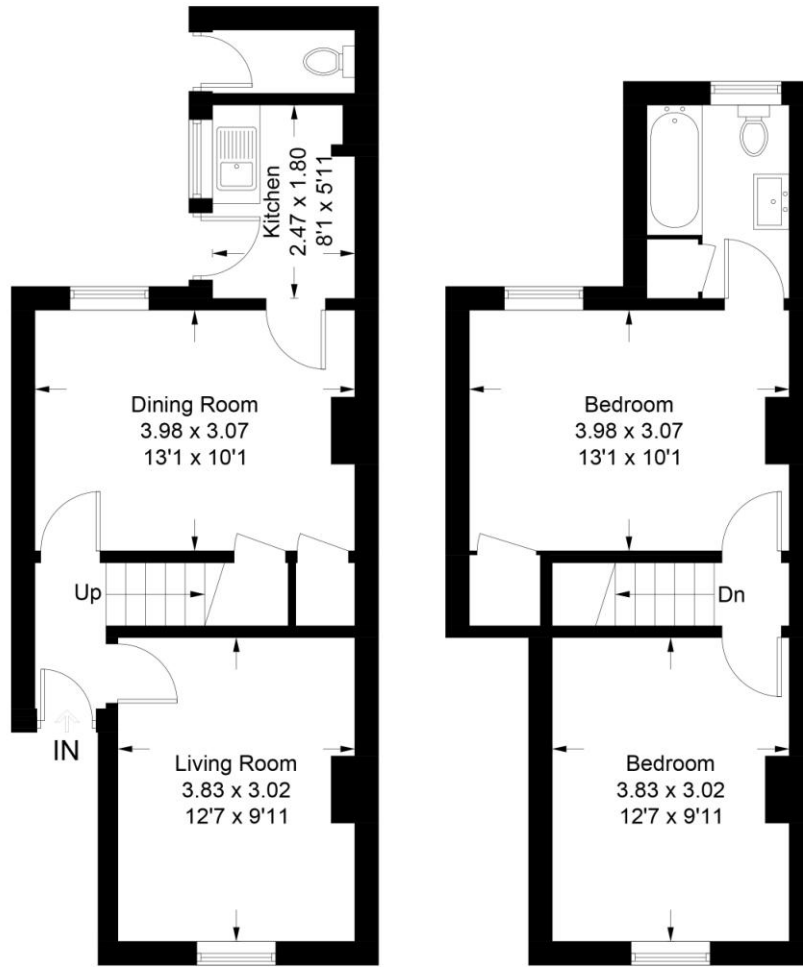
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Mint Gardens, RH4

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (955863)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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