



Roths Road, Dorking

Guide Price £575,000

EPC Rating '56'

- THREE BEDROOMS
- SEMI-DETACHED
- PERIOD FEATURES
- STYLISH SHOWER ROOM
- SHAKER KITCHEN
- UTILITY & DOWNSTAIRS W/C
- COURTYARD GARDEN
- OUTBUILDING WITH POTENTIAL TO CREATE HOME OFFICE
- SHORT WALK FROM DORKING'S TRAIN STATIONS
- WITHIN WALKING DISTANCE OF HIGH STREET & OPEN COUNTRYSIDE WALKS



This charming and beautifully presented three bedroom semi-detached home is ideally located in the heart of Dorking town, within easy reach of the shops, Meadowbank Park and the mainline train stations providing excellent transport links to London and the coast.

Recently having undergone a light refurbishment, this property has been redecorated throughout and boasts new flooring on the ground floor, new carpets throughout and an extensively remodelled, stylish new shower room on the first floor.

Upon entering the hallway, you are greeted by a warm and inviting living room with working log burner, neutral décor and plenty of natural light via a large bay window with plantation shutters. Stepping through into the spacious dining room, there is a feature fire place with characterful bricks surround, an understairs storage cupboard and plenty of space for a large table and chairs. The well-equipped kitchen has been fitted with a range of painted shaker style base and eye level units, complemented by solid wood worktops and space for the expected appliances, perfect for preparing meals and entertaining guests. A large utility room, with door leading into the garden, provides further worktops and space for a washing machine and tumble drier. The ground floor also benefits from a W/C, accessed from utility.

Heading upstairs, you will find a generous master bedroom with plenty of storage and natural light via a large sash window complemented with newly fitted shutters. The second bedroom features a rear aspect and could alternatively be used as an office if required. The family shower room has been subject to a full renovation, offering a bright space with stylish tiling, brand new obscure glass window and sanitaryware. The third bedroom, located in the converted loft, provides a peaceful and private retreat with characterful exposed brick walls and skylights providing plenty of natural light.

Outside

There is a low wall and gate enclosed front garden with path leading down to the entrance door.

The low-maintenance rear courtyard garden is perfect for enjoying those warm summer evenings and a large outbuilding offers a fantastic opportunity to create a home office or workshop, providing the perfect solution for remote working or hobbies. There is also a brick-built storage shed for garden tools and equipment.

Location

Roths Road is situated within the heart 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 (0.9 miles), just a short 15-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes and Wimbledon in 30 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 (11-minute walk away) 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.



Roths Road, RH4

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft
 Shed = 6.6 sq m / 71 sq ft
 Total = 100.1 sq m / 1077 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. (ID964997)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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

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