



Chester Close, Pixham

Guide Price £485,000

EPC Rating '77'

- THREE BEDROOMS
- LARGEDouble ASPECT RECEPTION ROOM
- POTENTIAL TO EXTEND STPP
- DOWNSTAIRS W/C
- UPDATED SHOWER ROOM
- PRETTY FRONT & REAR GARDENS
- PARKING & GARAGE
- PRETTY VIEWS TOWARDS BOX HILL
- WALKING DISTANCE TO MAINLINE STATIONS
- MILES OF OPEN COUNTRYSIDE



A charming three bedroom terraced house with an attractive garden and scenic views towards Box Hill. Nestled in a peaceful cul-de-sac, just a short stroll away from two of Dorking's mainline train stations, Dorking High Street, and vast stretches of wonderful countryside.

Upon entering the property via a separate entrance hall, you will discover access to all the ground floor living spaces, a convenient downstairs W/C and stairs leading to the first floor. The focal point of this residence is the impressive 25ft living/dining room, which boasts dual aspects and serves as the heart of the home, providing an ideal setting for entertaining family and friends. Bathed in natural light, the room features French doors that open onto the garden. The galley kitchen is fitted with a range of floor-to-ceiling units, a abundant countertop space, an integrated oven, fridge and freezer. A rear door offers easy access to the garden. Notably, there is potential for extension, as observed by others in the area, subject to obtaining the necessary planning permissions. Moving upstairs, the spacious landing leads to all the bedrooms, the loft hatch and a storage cupboard housing the combi boiler. The master bedroom impresses with its generous proportions and includes built-in wardrobes. Bedroom two, another sizable double, affords delightful views towards Box Hill. Bedroom three, a well-proportioned single, presents the option for use as a study if desired. The shower room is tastefully appointed with a contemporary white suite, completing this delightful family home.

Outside

At the front of the house is a small well-kept area of lawn with attractive flowerbeds bordering a stone path that leads to the door. The rear garden has been well designed to provide two distinct patio areas, ideal for outdoor entertaining in the warmer months. The garden is mostly laid to lawn, bordered by vibrant shrubs and flowers, and is fully fence enclosed, ensuring privacy and security. A rear gate provides access directly out to the garage.

Garage

There is a garage located in a block to the rear of the property and plenty of parking both on and off street. PLEASE NOTE: The garage is a leasehold with 55 years remaining. The associated ground rent for this is £5.00 per year.

Estate Management

The estate management fees are currently £448.00 per annum. This is paid bi-annually.

Location

The property is located within walking distance of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station (London Victoria and London Waterloo in approx. 50 minutes) is within a short walk. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast. Denbies, England's largest vineyard, is also within very close proximity.

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

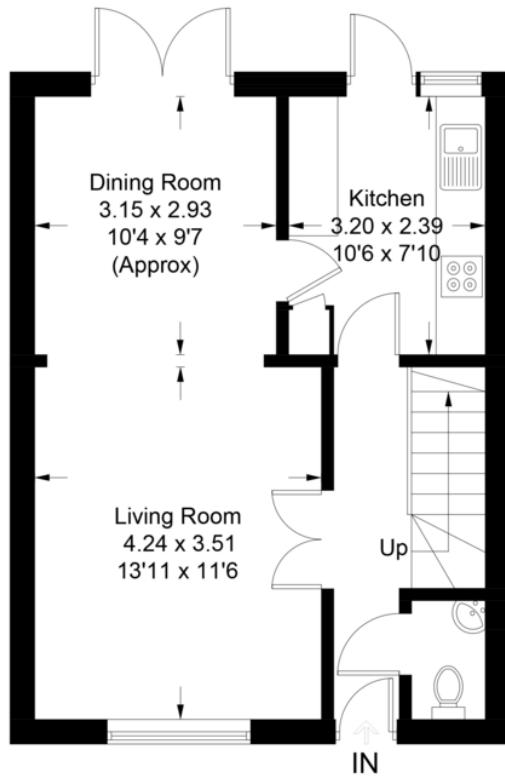
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

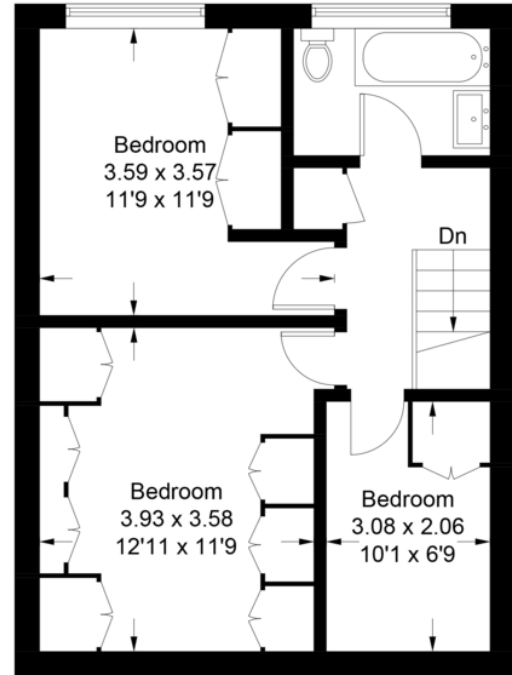


Chester Close, RH4

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	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

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

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