



Parkway

Dorking

Offers In Excess Of £700,000

Property Features

- THREE BEDROOMS
- FLEXIBLE LAYOUT
- THREE LARGE RECEPTION ROOMS
- TUCKED AWAY LOCATION
- LARGE CORNER PLOT GARDEN
- DRIVEWAY PARKING
- UPDATED KITCHEN AND BATHROOM
- NEXT TO MEADOWBANK PARK
- CLOSE TO ST MARTINS & THE ASHCOMBE SCHOOLS
- SHORT WALK TO DORKIN'S TRAIN STATIONS



Full Description

A well-presented and extended three-bedroom house, offering over 1,244 sq ft of bright, versatile accommodation with off road parking, potential to extend again STPP and a delightful rear garden with picturesque views.

The property is located in a sought after cul-de-sac and within a short walk of The Ashcombe school, St. Martin's school, Meadowbank Park, all of Dorking's train stations and everything the bustling High Street has to offer.

This wonderful family home begins in the entrance hall leading to all rooms and stairs to the upstairs accommodation. The bright, yet cosy front aspect sitting room is a well-proportioned space benefitting from a bay window and a working fireplace. Next is the rear aspect dining room with space for a large family sized dining table and a large window overlooking the garden. Across the hall is the 16'8 ft open plan kitchen offering stylish floor to ceiling units, complemented by ample worktop space, integrated appliances, and plenty of room for additional appliances. There are two windows and a glass door opening out onto the garden, bringing an abundance of natural light. To the side is an extremely useful study - perfect if you are working from home but also could have a number of uses including a bedroom or playroom. The real 'heart of the home' is the 3rd reception room, which is a lovely bright 21'10 ft room with doors out to the garden. The modern oak room finishes off the downstairs accommodation.

Stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation. The 1st bedroom is a good-sized double offering plenty of room for furniture and features a bay window. Bedroom two is a rear aspect double with space for all bedroom furniture and great views across the garden. The third bedroom is good sized single. Completing the first floor accommodation is the family bathroom fitted with a white three piece suite.

Outside

To the front, there is a generous sized driveway allowing four vehicles to park.

The delightful sunny rear garden is a lovely corner plot and a private space with an area of lawn and a large patio area, ideal for entertaining in the warmer months.

Location

Parkway is well sought after due to being close to all of Dorking's amenities. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. All of Dorking railway stations are within a 5 minute walk. Offering services to Gatwick, Guildford, London Victoria and London Waterloo. 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 Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

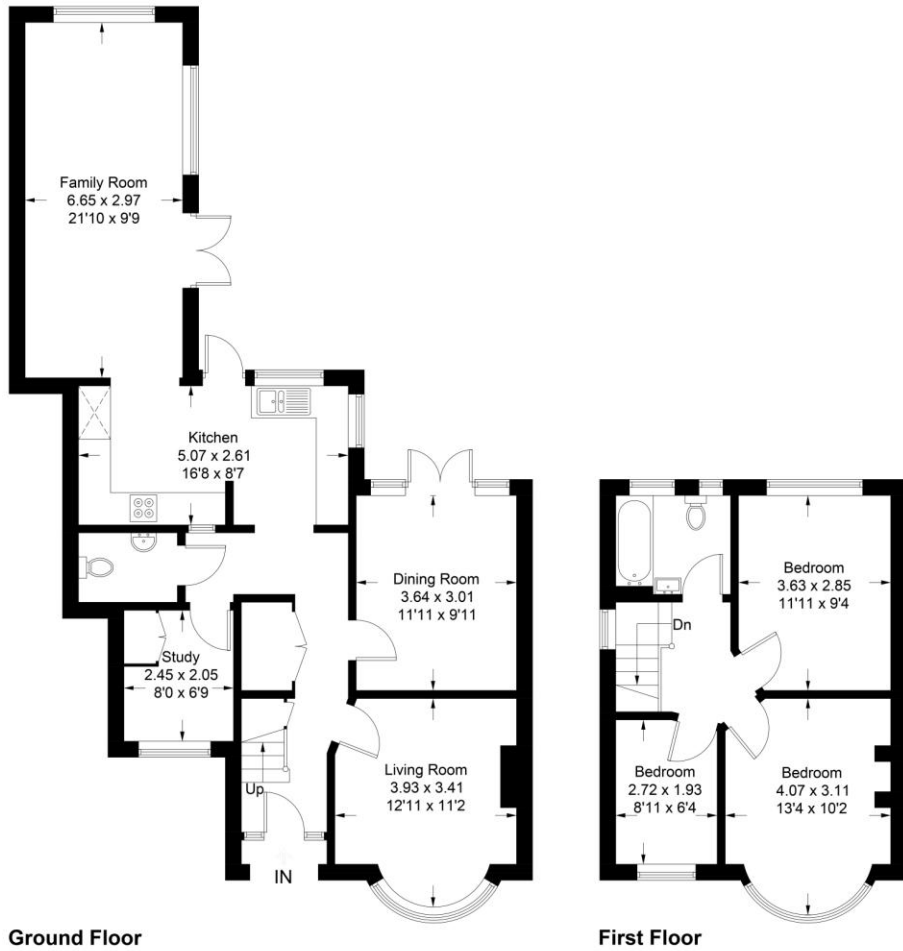
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Parkway, RH4

Approximate Gross Internal Area = 115.6 sq m / 1244 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. (ID956094)

CONTACT

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements