



Dene Street

Dorking Town Centre

OIEO £400,000

EPC Rating E

- HEART OF DORKING CLOSE TO THE HIGH STREET
- SHORT WALK TO TRAIN STATIONS
- SITTING ROOM
- UPDATED KITCHEN
- BASEMENT ROOM
- FLEXIBLE ACCOMMODATION OVER 4 FLOORS
- CLOSE TO COTMANDENE & MEADOWBANK PARK
- COURTYARD GARDEN
- UPDATED BATHROOM
- TWO DOUBLE BEDROOMS



A truly exciting opportunity to purchase this wonderful updated two double bedroom end of terrace house situated in the heart of Dorking Town centre. This charming property is laid out over four levels and offers flexible, spacious accommodation that really stands out from the rest and has to be viewed to be fully appreciated.

As soon as you step into the property it surrounds you with a sense of warmth and charm. Starting with the bright yet cosy living room, which benefits from period features such as wood flooring, a charming log burner and useful alcove storage. Next is the updated bespoke kitchen which has been finished to an extremely high standard offering plenty of worktop space with a large number of shaker style eye level and base cabinetry, gas cooker, integrated fridge/freezer plus space for a washer/dryer and dishwasher. Stairs from the kitchen lead down to the converted basement which offers an excellent additional space and could be utilised as a study, entertainment/ playroom, or occasional bedroom.

From the kitchen, stairs rise up to the second floor. First is the spacious family bathroom with large shower, traditional high-level toilet and charming roll top bath. The bathroom has been finished off to a high standard with practical wooden floors to finish off the room. The landing leads into the first double bedroom which is an excellent size with a period feature fireplace, large window and plenty of space for a king-sized bed and either fitted or freestanding furniture.

Stairs rise up to the fourth and final floor to the well-proportioned master bedroom which has fitted wardrobes, space for a king-sized bed and wonderful views of Dorking Town and the countryside beyond.

Outside space

The property can be accessed directly off Dene Street which is directly linked to Dorking High Street and the wonderful amenities it has to offer.

The property benefits from a private courtyard, providing space for a table and chairs to relax and unwind after a busy day. A separate outbuilding, fully equipped with power and lighting is an ideal additional space for storage or home office if desired, subject to the appropriate planning permission.

Location

Located in the heart of 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 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 walking distance 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, Poldsden 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.

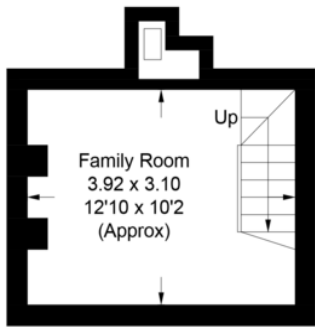
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

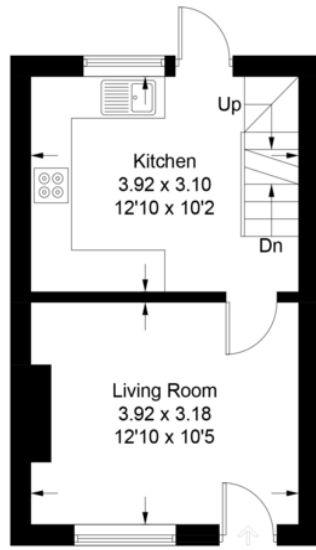


Dene Street, RH4

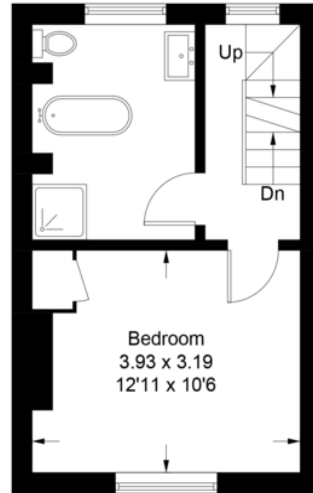
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft
 (Including Basement)
 Outbuilding = 6.6 sq m / 71 sq ft
 Total = 88.8 sq m / 956 sq ft



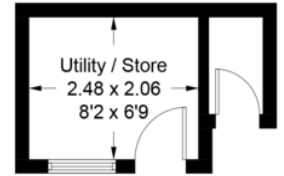
Basement



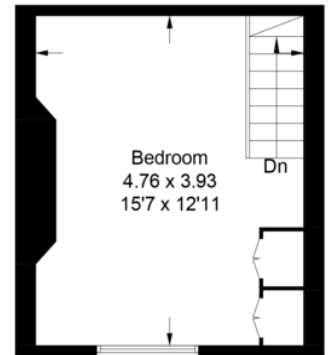
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954150)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

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