



Harrowlands Park, Dorking

Offers Over £310,000

EPC Rating '71'

- NO ONWARD CHAIN
- THREE BEDROOMS
- ENSUITE BATHROOM
- LARGE LIVING ROOM
- INTEGRAL DOUBLE GARAGE
- BALCONY
- VIEWS TOWARDS BOX HILL
- OFF STREET PARKING
- WITHIN A SHORT WALK FROM DORKING TOWN CENTRE & TRAIN STATIONS
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



*** NO ONWARD CHAIN *** This three-bedroom terrace home is conveniently situated just a short stroll away from Dorking town centre, mainline train stations and expansive stretches of beautiful countryside.

As you enter through the front door, you step into a welcoming hallway that grants access to all the rooms and features a cloakroom and a storage cupboard. A flight of stairs leads both down to the lower integral double garage and up to the first floor. The kitchen is well-appointed with a selection of base and eye level units, offering ample storage space and room for integrated appliances. There is also space for a table and chairs. The generously proportioned living room serves as an ideal setting for entertaining guests and its sliding doors lead out to a balcony that offers picturesque views towards Box Hill.

Moving to the first floor, you will find three bedrooms in total. The master bedroom is spacious and benefits from an ensuite bathroom. The remaining two bedrooms are singles. It is worth noting that the original family bathroom has been converted into a third bedroom, but with some modifications, it could be reconfigured back to its original purpose.

The lower ground floor of the property comprises a generously sized double garage, measuring 17ft x 17ft, providing ample space for parking vehicles and additional storage.

Important Information

While most properties within Harrowlands Park are leasehold, the freehold for this property was acquired in 2016 by the previous owner. There is a service charge for the upkeep and maintenance of communal areas, which is £2,698.96 per annum, paid bi-annually. Full information is available on request.

Location

Harrowlands Park is situated within a short walk from 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 close proximity (0.5 miles), just a short 10 minute 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 (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.

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

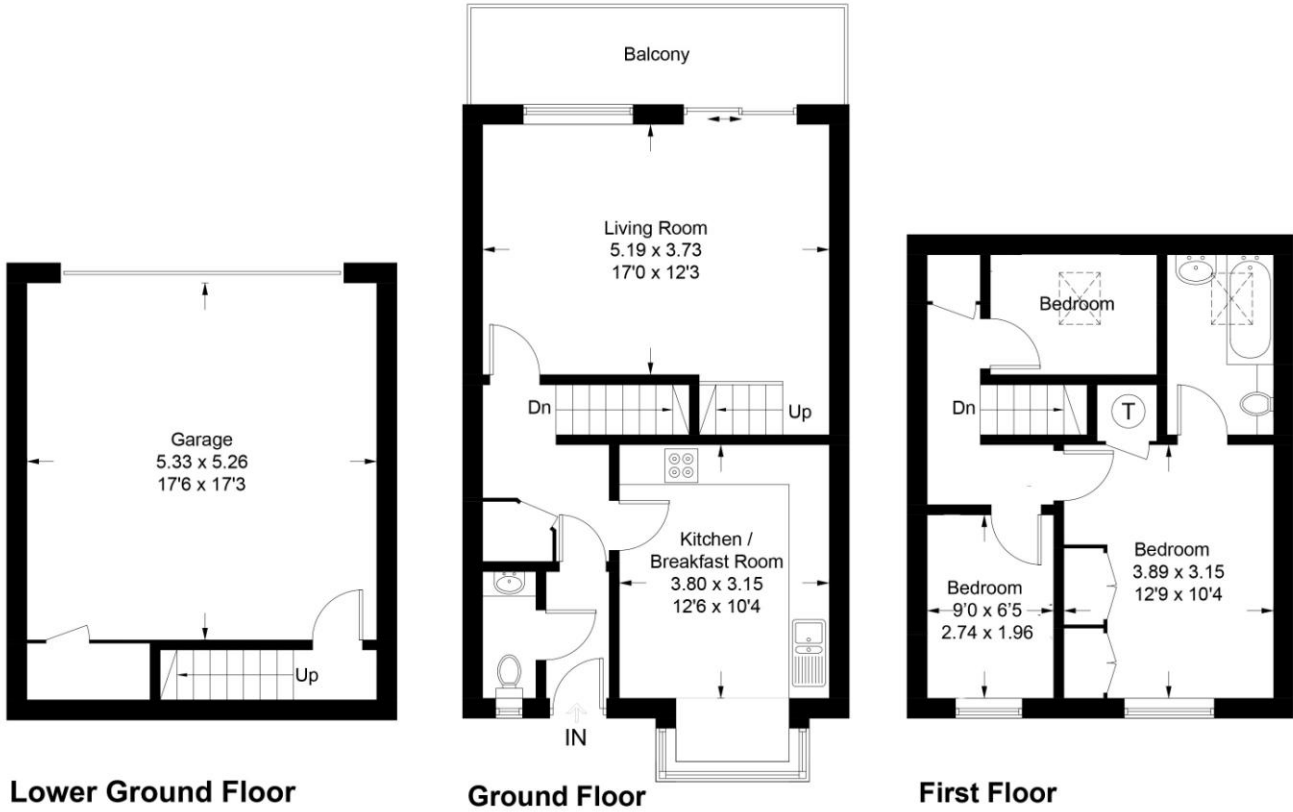
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Harrowlands Park, RH4

Approximate Gross Internal Area = 78.6 sq m / 847 sq ft
 Garage = 31.5 sq m / 339 sq ft
 Total = 110.1 sq m / 1186 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. (ID983716)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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