



Orchard Road

Dorking

OIEO £700,000

Property Features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- 36 X 16 FT KITCHEN/FAMILY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- WALKING DISTANCE TO MEADOWBANK PARK, TRAIN STATIONS AND LOCAL SCHOOLS
- LARGE FAMILY BATHROOM
- SHORT WALK TO DORKING TOWN CENTRE
- ENCLOSED GARDEN
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

An exciting opportunity to purchase a beautifully presented, modern, three bedrooms, two bathrooms semi-detached house with pretty gardens and a driveway located at the front of the property with space for three cars. Situated within walking distance of Dorking town centre and in St. Paul's school catchment area, Dorking's only OFSTED Outstanding rated school.

This wonderful family home starts with a spacious entrance hallway giving access to the key ground floor rooms, stairs to the first floor and cloakroom. The impressive 36ft living/dining room has been designed to be the 'heart of the home' and is a bright and airy space, owing to the large bi-folding doors to the garden. The fabulous modern kitchen has been fitted with an array of high-quality floor to ceiling units, complemented by Quartz worktops, integrated hob, oven, floor to ceiling fridge, floor to ceiling freezer, washer/dryer and dishwasher. Another benefit is a very useful storage cupboard.

Stairs rise to the spacious first floor landing providing access to all the upstairs accommodation and large boarded loft. The master bedroom suite is an excellent size, benefitting from an en-suite shower room and built in wardrobes. Bedroom two is a well-proportioned double and bedroom three is a larger than average single also with a fitted wardrobe. Finishing the accommodation is a luxurious bathroom with white suite, stylish tiles and separate shower cubicle.

Outside

To the front of the property is private driveway with parking for three vehicles and a pretty front garden with a path to the side gate and front door. The delightful, landscaped garden can be accessed via side access which runs the length of the house and has been upgraded to create a lovely low maintenance, private space with an area of grass and a porcelain tiled patio area, perfect for outdoor entertaining. Council Tax Band E.

Other benefits to this outstanding property include underfloor heating throughout the ground floor accommodation, solar panels at the rear and 4 years remaining on the NHBC warranty.

Location

Orchard Road is situated close to 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, just a short walk away, offering a direct service into London Victoria and London Waterloo in approximately 50 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 Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe 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 AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

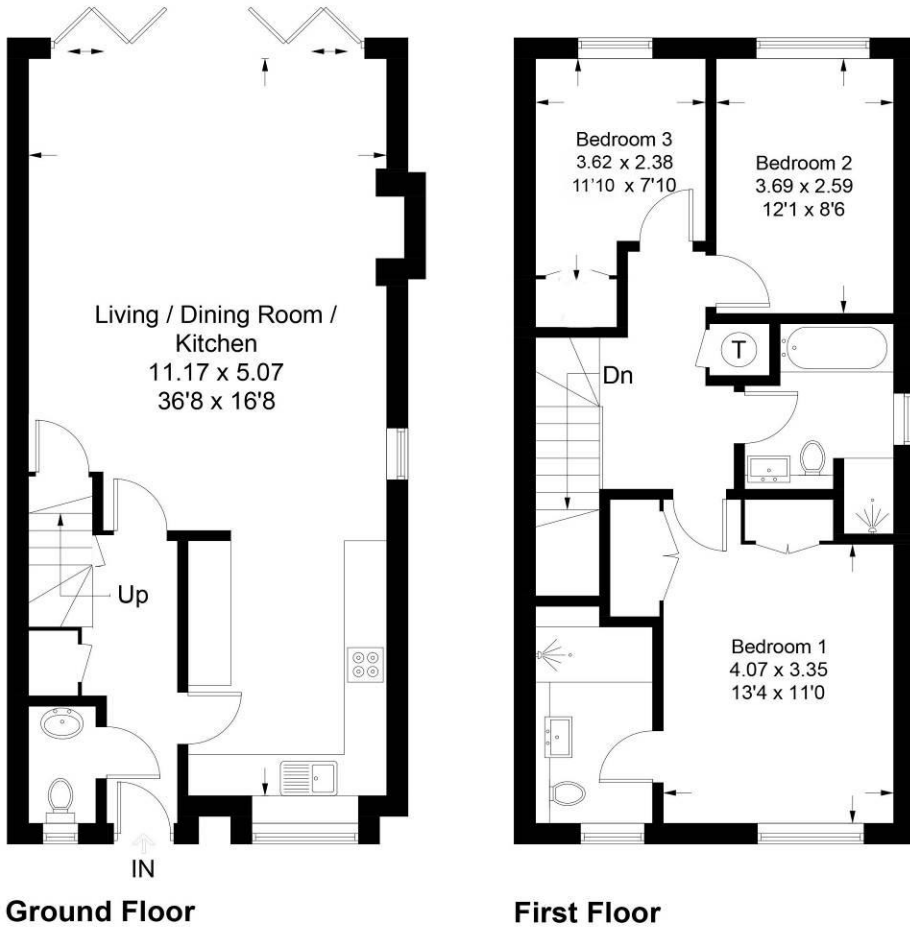
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract





Orchard Road, RH4

Approximate Gross Internal Area
112.5 sq m / 1211 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. (ID984872)

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

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



COUNCIL TAX BAND

Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

