

Goodwyns Road, Dorking

Guide price £285,000

- ONE BEDROOM HOME
- LIVING/DINING ROOM
- MODERN KITCHEN
- GENEROUS DOUBLE BEDROOM

- SPACIOUS ENSUITE BATHROOM
- DOWNSTAIRS CLOAKROOM
- LARGE PRIVATE GARDEN
- PLENTY OF ON STREET PARKING

- EPC Rating '95'
- STILL WITHIN BUILD WARRANTY
 - WITHIN CLOSE DISTANCE OF DORKING TOWN CENTRE



Introducing an impressive one double bedroom starter home, meticulously finished to a high standard throughout and boasting a wonderfully spacious private garden. Situated within easy walking distance of Dorking Town Centre, this well-presented property must be seen to be appreciated.

On the ground floor, you'll find a generously proportioned reception room with a front aspect, providing ample space to accommodate your furniture. The kitchen is thoughtfully designed with a selection of base and eye-level units, providing plenty of storage and sufficient room for all your essential appliances. Additionally, a convenient downstairs toilet adds further practicality to the space.

Stairs rise to the first floor, where the exceptionally spacious double bedroom is situated. This generous room features built-in wardrobes, ensuring ample storage solutions and comes with the added luxury of a modern ensuite bathroom for ultimate convenience.

Outside

One of the property's main highlights is the separate rear garden. This charming, fence-enclosed space is predominantly laid to lawn with an area of patio, providing a perfect setting for socialising and enjoying the warmer months. The property also benefits from solar panels. Council Tax Band C.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities and easy access for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity (1 mile). 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 and Denbies, England's largest vineyard, where they run daily tours.

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

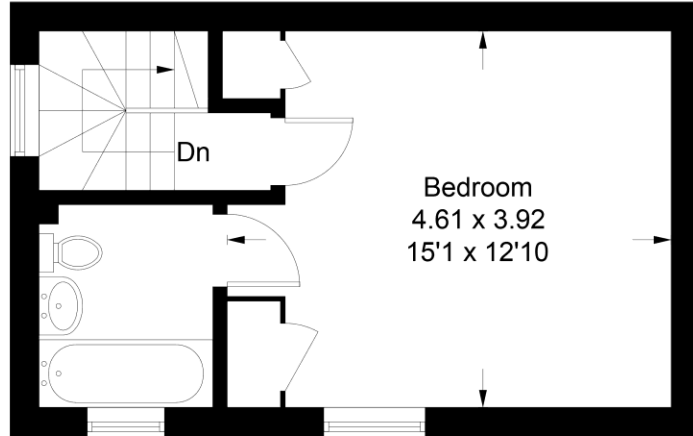
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

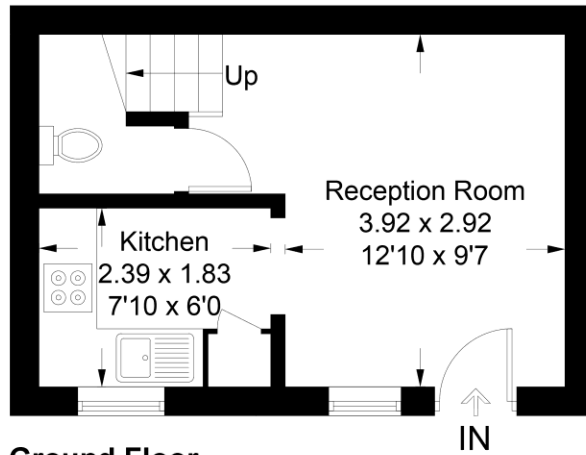


Goodwyns Road, RH4

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



First Floor



Ground Floor

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. (ID992485)

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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