



Oak Ridge, Dorking

Offers Over £335,000

EPC Rating '75'

- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- MODERN KITCHEN
- STYLISH FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- CLOSE TO TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES & PRIMARY SCHOOL
- WITHIN WALKING DISTANCE OF DORKING TOWN CENTRE
- COUNTRYSIDE WALKS ON YOUR DOORSTEP



Presenting a beautifully updated two double bedroom home with recent improvements, conveniently situated within walking distance of Dorking Town Centre. This home must be viewed to be fully appreciated.

Upon entering through the front door, you are welcomed into a hallway with access to both the ground floor accommodation and the staircase leading to the first floor. The living/dining room is a spacious and inviting open-plan area, ideal for entertaining friends and family. The modern kitchen has been thoughtfully renovated, featuring stylish shaker style base and eye level units, complemented by generous worktop space and room for all your appliances. Access to the garden can be found through a rear door from the kitchen.

Ascending the stairs to the first floor, you will find both bedrooms. Bedroom one is an impressive double, boasting ample dimensions of 13ft x 12'6ft. It includes fitted storage solutions and plenty of room for additional bedroom furnishings. The second bedroom is also generously proportioned and currently functions as a practical home office. Concluding the internal accommodation is a recently updated family bathroom, showcasing a modern and neutral white suite with a shower over the bath.

Outside

The outdoor space is equally delightful, with a landscaped patio area adorned with elegant grey sandstone slabs, perfect for outdoor entertaining. Beyond the patio, there is an area of lawn and a gate leading to the rear parking area, with unallocated off street parking. For additional storage needs, there is a brick-built shed providing ample space for household and gardening equipment.

Location

Oak Ridge is situated just on the outskirts 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 (0.9 miles), just a short 15 minute 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 The Dorking Halls 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 natural beauty including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts. Denbies Wine Estate (England's largest vineyard) is situated on the northern outskirts of Dorking.

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

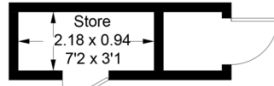
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

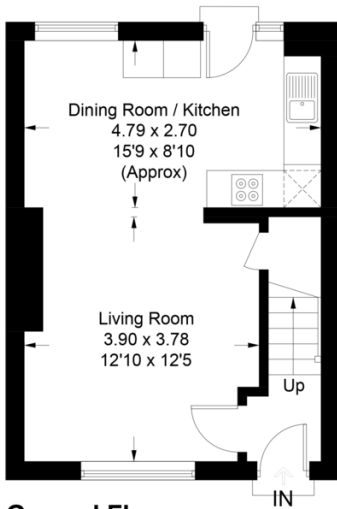


Oak Ridge, RH4

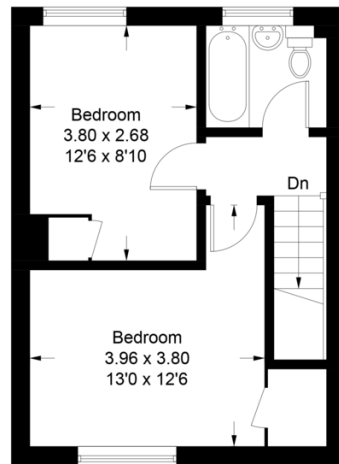
Approximate Gross Internal Area = 65.5 sq m / 705 sq ft
 Store = 3.1 sq m / 33 sq ft
 Total = 68.6 sq m / 738 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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. (ID993351)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 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

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

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sales@seymours-dorking.co.uk
 01306 776674



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