



## Archway Mews Dorking

£270,000

EPC Rating 'TBC'

- END OF TERRACE
- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- SEPARATE LIVING ROOM
- SHORT WALK TO DORKING'S TRAIN STATIONS
- PRIVATE PARKING
- FRONT & SIDE GARDEN
- LEASEHOLD HOUSE
- CLOSE TO DORKING HIGH STREET & MEADOWBANK PARK
- CLOSE TO STUNNING COUNTRYSIDE





A delightful one double-bedroom house offering bright and modern accommodation with off-street parking and garden. Situated within the heart of Dorking town centre, offering a peaceful setting within a short distance from local amenities, transport links and the town of Dorking.

As you enter the property, you are welcomed into a cosy living area, with ample natural light and space for a small dining table, sofas and freestanding furniture. The light and compact kitchen has been fitted with a range of base and eye level units, complemented by worktops and freestanding fridge, freezer, dishwasher and washing machine. It is worth noting that the kitchen and upstairs of the property is double glazed.

Stairs rise to the first floor, providing access to the bedroom, bathroom and loft access. The bedroom is a generous size with built-in storage plus lots of space for a large bed and freestanding furniture. This room is filled with lots of natural light with far reaching views out towards Box Hill. Finishing the accommodation is the well-proportioned bathroom, complete with a modern white suite and bath with overhead shower.

#### Leasehold

The property is a leasehold with 959 years remaining and an annual service charge of £1,034, with a peppercorn ground rent. This includes buildings insurance and maintenance of the communal areas. Full information is available upon request.

#### COUNCIL TAX BAND - C

#### Garden and exterior

To the front is an enclosed garden with mature shrubs and a shingled courtyard to the side of the property. There is a communal garden area by the Pippbrook stream for residents of the Mews.

#### Parking

At the rear is a car park for the exclusive use of Archway Mews, which is conveniently located down the side of the property.

#### Location

Archway Mews is situated in the centre 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 West, Dorking mainline and Deepdene railway stations are within close proximity 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 and The Priors 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 & 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.

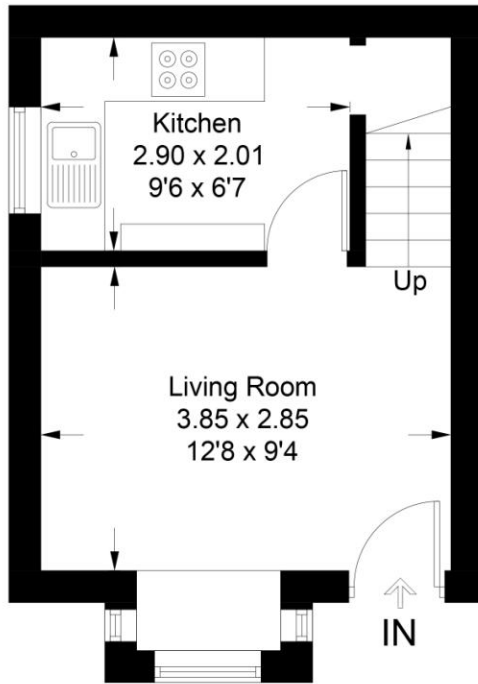
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



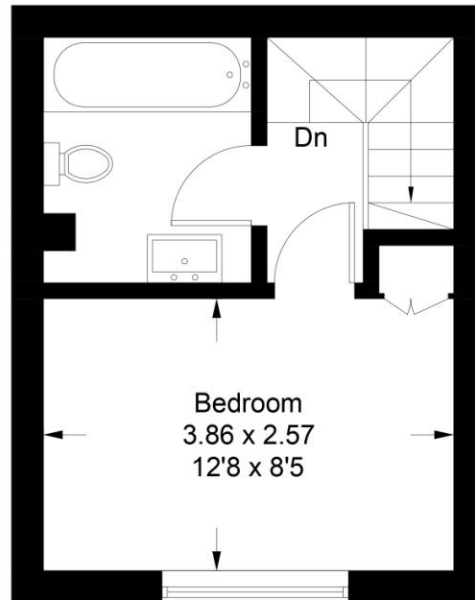


## Archway Mews, RH4

Approximate Gross Internal Area = 38.6 sq m / 415 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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