



Glebe Road

Dorking

£725,000

Property Features

- NO ONWARD CHAIN
- LINK DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- DRIVEWAY AND SINGLE GARAGE
- TWO LARGE RECEPTION ROOMS
- PRIVATE REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO STUNNING COUNTRYSIDE
- POTENTIAL TO EXTEND AND UPDATE STPP
- SHORT WALK TO DORKING HIGH STREET



Full Description

NO ONWARD CHAIN A delightful three-bedroom link-detached house offering bright, flexible accommodation with large, enclosed garden and garage. The property is situated along the sought-after Glebe Road, close by to everything Dorking has to offer including excellent schools, the High Street, mainline stations and beautiful open countryside.

The property starts with a useful porch which leads into the generous hallway. The entrance hallway leads to all ground floor rooms, the cloakroom as well as storage for coats and shoes. From here there is a door which leads into the kitchen which has a good number of base and eye level units, pantry storage and space for freestanding appliances. There is a single door which provides access to the side of the property. To the left of the hallway is the spacious and bright living room, which is an impressive 16X12ft, with feature fireplace and large windows which flood the space full of natural light. This leads into the dining room which has sliding doors out to the garden and has plenty of room for a dining table and chairs. From here there is a small corridor which leads into the shower room complete with large walk-in shower with sink and toilet. The first double bedroom is located at the back of the property and enjoys views out to the garden with floor to ceiling wardrobe space. This room is set up by the current owner as a home office. Stairs rise to the first-floor landing providing access to all the upstairs accommodation. As you can see from the measurements, the master bedroom is a well-proportioned 14X12ft with vanity units, built-in storage and space for freestanding furniture. Bedroom two is another excellent double, again with vanity units, built-in storage and space for freestanding furniture. Another advantage is that both rooms are large enough that you could reconfigure and add another bathroom if so desired.

Outside

To the front there is a pretty garden with a path leading to the door and a useful side access gate. The rear garden is yet another wonderful feature of this property offering a generous area of lawn and full width patio accessed directly from the house - ideal for al fresco dining or entertaining. The whole garden is fence enclosed creating a sense of privacy with an inviting selection of trees, shrubs and well-stocked beds.

Garage & parking

The property benefits from a garage with power and a parking space in front.

This property is Council Tax Band F.

Location

Glebe Road 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 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 (England's largest vineyard) situated on the norther outskirts of Dorking.

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

FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

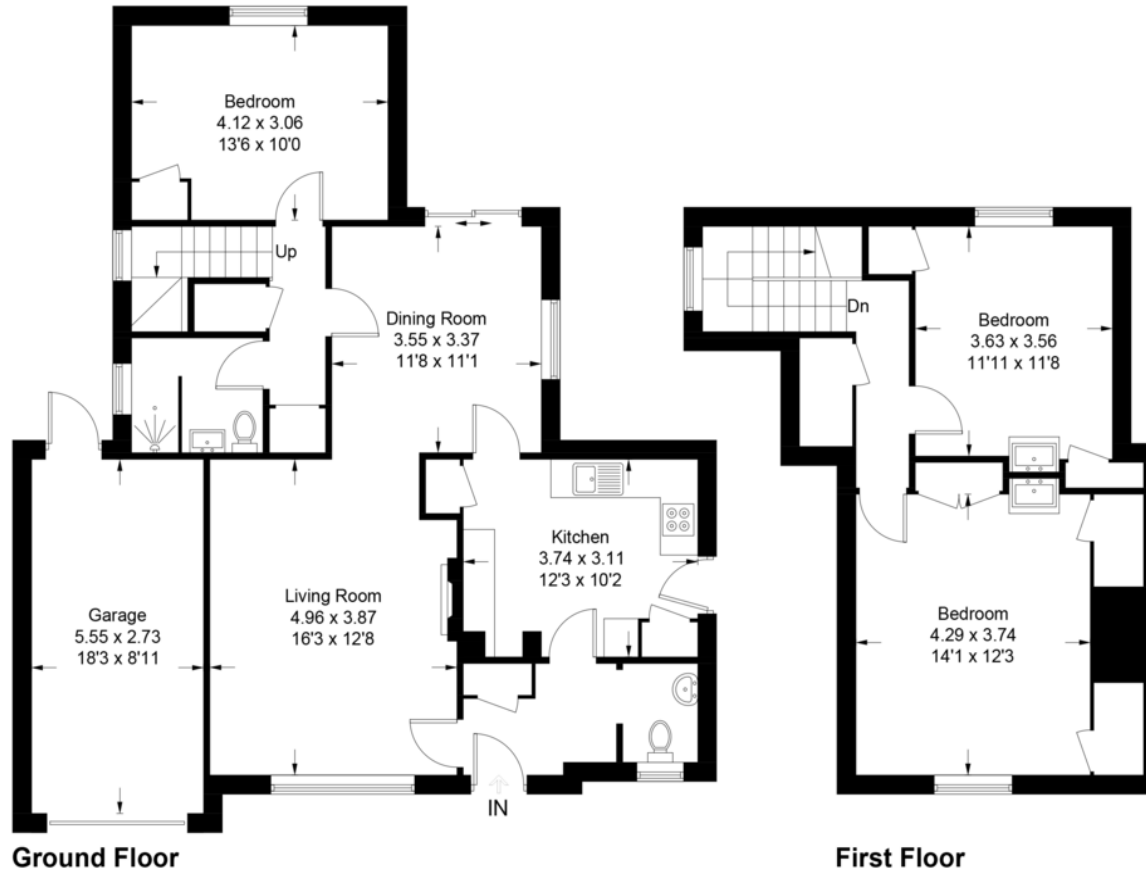
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract





Glebe Road, RH4

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 134.1 sq m / 1444 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. (ID1004386)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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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