



Spital Heath, Dorking Town Centre

Guide Price £510,000

EPC Rating '70'

- NO ONWARD CHAIN
- THREE BEDROOMS
- LIVING ROOM WITH DOORS OUT TO GARDEN
- POTENTIAL TO UPDATE & EXTEND STPP
- CLOSE TO THE ASHCOMBE SCHOOL
- ENCLOSED GARDEN
- DINING ROOM
- SHORT WALK INTO DORKING TOWN CENTRE
- VIEWS TOWARDS DENBIES, RANMORE & BOX HILL
- SHORT WALK TO TRAIN STATIONS



****NO ONWARD CHAIN**** A three bedroom, semi-detached property located in the sought after cul-de-sac of Spital Heath, with views towards Denbies, Ranmore and Box Hill. Offering flexible accommodation, enclosed garden and conveniently located just a short walk from Dorking town centre, mainline train stations and The Ashcombe School. This ex-police house offers a fantastic opportunity for buyers looking to modernise and add their own stamp on their new home or even extend STPP.

The property starts in the hallway with built-in floor to ceiling storage and leads to all of the downstairs accommodation. A door leads into the rear aspect living room, with feature fireplace and sliding doors out to the garden. Next is the front aspect dining room which is a lovely and bright room with plenty of space for a dining table and chairs as well as freestanding furniture. Adjacent is the rear aspect kitchen which benefits from a number of base and eye level units, a floor to ceiling pantry, worktops, integrated fridge freezer and space for freestanding appliances. The kitchen benefits from views looking out as well as a single door to the garden and outbuildings. Stairs rise to the first floor which benefits from a large master bedroom with space for freestanding furniture and views out towards Box Hill and Ranmore. There is another good-sized double bedroom as well as a further single bedroom. The well proportioned family bathroom is fitted with a white three-piece bathroom suite as well as useful built in storage.

Outside

Access to the property is via a path which leads up to the front of the property as well as access to two brick built store rooms and outside W/C. From here access goes right through to the back of the property, with access to the kitchen. The rear garden a real blank canvas for buyers and benefits from mature trees which create a real sense of privacy, whilst offering those magnificent views towards Denbies, Boxhill and Ranmore.

Parking

There is a lot of on street parking available for residents and their visitors only.

Location

Spital Heath is situated in 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 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.

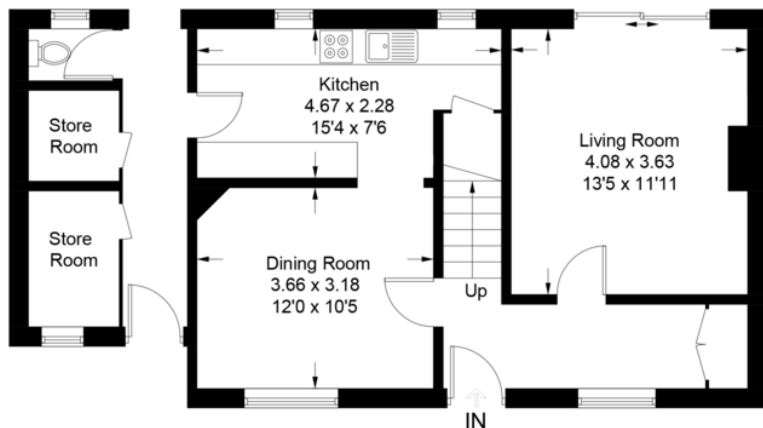
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

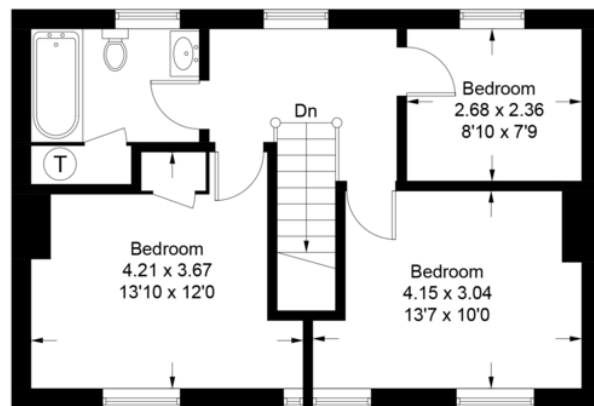


Spital Heath, RH4

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft
(Including Store)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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