



Chart Downs, Dorking

Guide Price £399,999

EPC Rating '51'

- NO ONWARD CHAIN
- SEMI-DETACHED
- THREE BEDROOMS
- LIVING ROOM WITH DOORS TO THE GARDEN
- POTENTIAL TO UPDATE AND EXTEND STPP
- LARGE ENCLOSED GARDEN
- ON THE OUTSKIRTS OF DORKINGTOWN CENTRE
- PRIVATE DRIVEWAY AND FRONT GARDEN
- CLOSE TO KIDS PLAYPARK, SHOP AND BUS STOP
- CLOSE TO WONDERFUL COUNTRYSIDE WALKS, 'THE GIN KITCHEN' & ALL LOCAL AMENITIES



****NO ONWARD CHAIN**** A spacious three-bedroom, semi-detached property set within the residential cul-de-sac of Chart Downs, opposite a delightful green with children's play park and conveniently located close to local schools, shops, public transport links and St. Johns Primary School. This property offers a wonderful opportunity to modernise and extend STPP.

The conventional layout comprises of a convenient hallway which leads into all principle rooms. The family bathroom is light and bright with a neutral three-piece bathroom suite, with bath and overhead shower. The kitchen features a range of base and eye level units, complemented by ample worktops and space for freestanding appliances. A single door provides convenient access to the side of the property. A door leads into the generous 15ft living/dining room with feature fireplace and sliding patio doors out to the rear garden. This room has plenty of natural light, with space for a small dining table and chairs, as well as additional freestanding furniture.

Stairs rise to the light and airy landing with built in cupboard and access to the loft. The main bedroom has dual aspect, feature fireplace and space for a double bed and freestanding furniture. Bedroom two is another good-sized double with floor to ceiling built-in wardrobes and double aspect views. Bedroom three is a single room with built in cupboards and pleasant views out to the garden.

Outside

A gated path leads up to the front of the property and round to the side access. A large driveway provides space for several cars with an area of lawn. The rear of the property features a fence enclosed garden with a spacious patio area to enjoy outdoor dining in the warmer months, as well as a large area of lawn. Mature trees line the back of the garden creating a sense of privacy. A brick built shed provides convenient storage for outdoor furniture, children's outdoor toys or garden tools.

This property is Council Tax Band D

Location

Chart Downs is conveniently situated close to a local shop, children's playing field, bus stops and St. Johns Primary School. Situated on the edge of some of Surrey's finest and unspoilt countryside, it is a stone's throw from Glory Wood and Devil's Den and within walking distance of Dorking Town centre. The town of Dorking lies within 2 miles and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria approx. 55 mins). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around is highly regarded for its outstanding countryside.

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

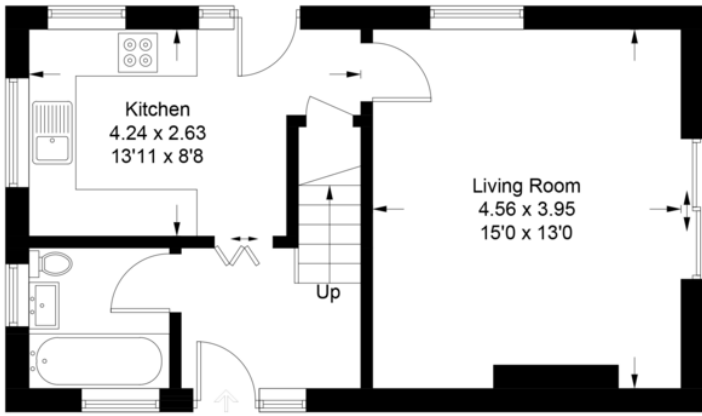
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

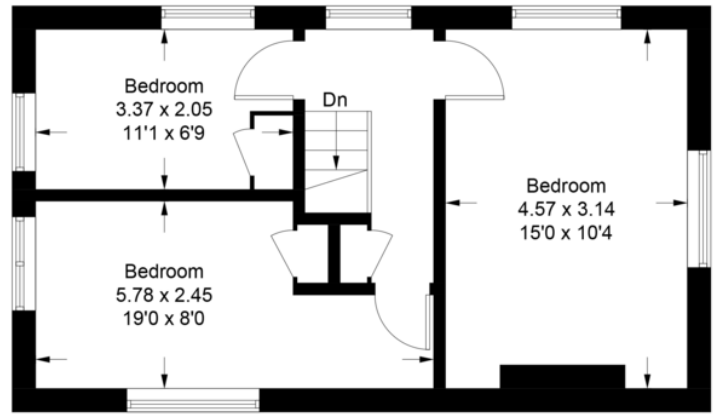


Chart Downs, RH5

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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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