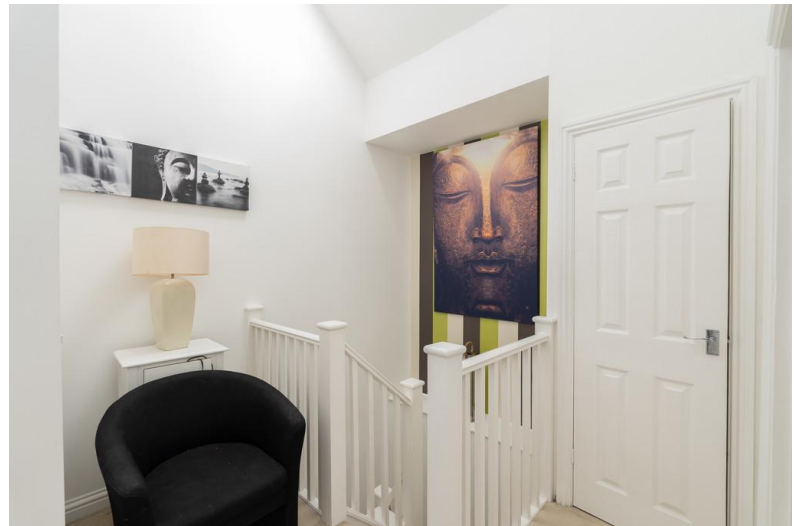


Falkland Road, Dorking

OIEO £300,000

EPC Rating '49'

- NO ONWARD CHAIN
- TWO BEDROOMS
- MODERN KITCHEN
- 18FT LIVING ROOM
- OFF ROAD PARKING
- FIRST FLOOR BATHROOM
- A SHORT WALK TO THE TOWN CENTRE
- BRIGHT AND FLEXIBLE ACCOMMODATION
- CLOSE TO THE NOWER
- WALKING DISTANCE TO DORKINGS TRAIN STATIONS



NO ONWARD CHAIN A well-presented terrace house offering spacious accommodation, two bedrooms and allocated parking, ideal for a first-time buyer or investment. Situated within Dorking town centre, close to local shops, cafés, bars and within walking distance of Dorking's train stations.

The property begins at the private door which leads straight into the 18X17ft living room. This spacious room is wonderfully bright due to the large front aspect windows and benefits from a large understairs storage cupboard and wooden flooring throughout which creates a real sense of warmth to the room. There is plenty of room for a small dining table and chairs to enjoy meals with friends and family. The modern kitchen has a good number of base and eye level cabinets, plenty of worktop space, integrated appliances and room for a freestanding fridge/freezer.

Stairs rise to the first-floor landing which boasts high ceilings, a built-in storage cupboard and a little nook which could be used as a study space or designated workspace. The upstairs accommodation benefits from two bedrooms, both with space for additional freestanding furniture for all of your storage solutions. There is also a large modern bathroom with a white three-piece suite and overhead shower which has been tiled for a clean and practical feel.

Another great feature of this property is the potential to change the layout slightly on the first floor to create larger bedrooms if desired subject to building regs.

Access and Parking

The property is accessed via a private courtyard strictly for residents of Pledges Yard which is set back from the road. There is one allocated parking space within the courtyard as well as plenty of on-street parking for additional cars and visitors along Falkland Road which does not require a permit.

Share of Freehold

The property is a share of freehold with 114 years remaining on the lease with a service charge of £200pcm. This was advised by our client for the year 2022-23. Full information is available upon request.

This property is Council Tax Band D.

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Pilsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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

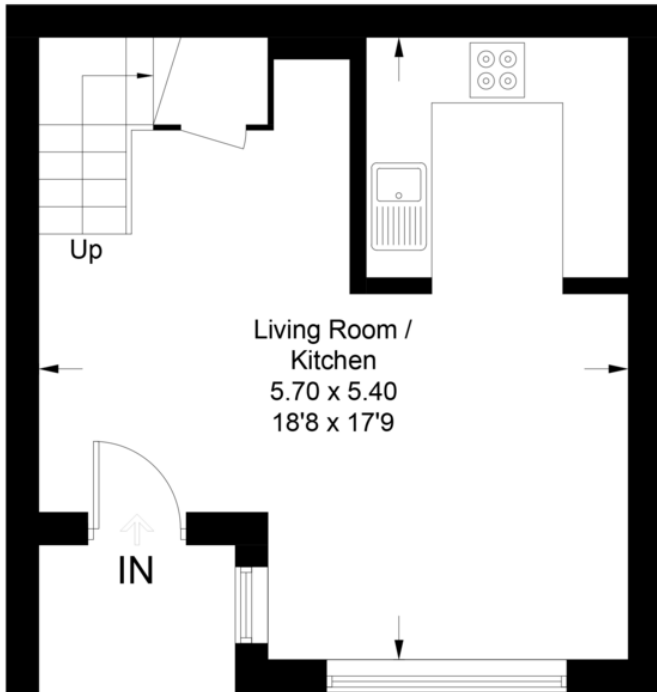
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied

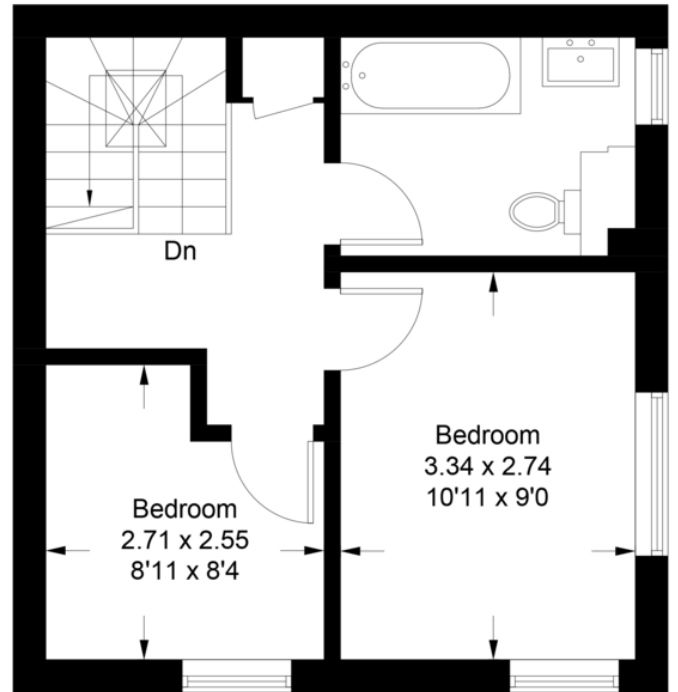


Pledges Yard, RH4

Approximate Gross Internal Area = 58.9 sq m / 634 sq ft



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. floorplansUsketch.com © (ID1011770)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
 sales@seymours-dorking.co.uk
 01306 776674

