



S Seymours



Leslie Road, Pixham, Dorking

Guide Price £525,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- THREE BEDROOM MID-TERRACE HOUSE
- 24ft LIVING/DINING ROOM
- FAMILY BATHROOM
- LARGE ENCLOSED GARDEN
- CLOSE TO STUNNING OPEN COUNTRYSIDE
- VIEWS TOWARDS BOX HILL
- SHORT WALK TO DORKING TOWN CENTRE
- 25ft GARAGE WITH WORKSHOP
- SHORT WALK TO DORKING TRAIN STATIONS AND THE ASHCO MBE SCHOOL



**** NO ONWARD CHAIN **** A three-bedroom mid-terraced house with views towards Box Hill, situated in a sought-after road within Pixham, close to stunning open countryside and a short walk of Dorking town centre and all train stations. The property provides spacious accommodation, a large, enclosed garden and 25ft garage with workshop.

The accommodation starts with an entrance hallway with stairs and storage cupboard. There is a bright 24ft double aspect living/dining room with double doors to the garden, cylindrical log burner and wooden flooring. Next is the large kitchen which has a good number of base and eye level units, worktops, oven and hob and space for a range of appliances. There is also a useful under-stairs storage cupboard which provides the perfect pantry space. A large rear aspect window floods this room with lots of natural light whilst a single door provides access out to the pretty garden.

Upstairs the landing provides access to the sleeping accommodation, family bathroom and loft as well as another useful storage cupboard. There are two well-proportioned double bedrooms, the rear bedroom of which benefits from a built-in storage cupboard and enjoys spectacular views out across Box Hill. The 3rd bedroom is a larger than average single room with built-in storage. The family bathroom, with a white suite and bath with overhead shower, finishes off the first-floor accommodation.

Outside

The property has an area of lawn to the front of the property and path leading to the front door plus two generous sized storage cupboards. At the rear is a fence enclosed garden, which has been designed to be low maintenance with a patio area off the living room, providing the perfect spot for a table and chairs. There is also a large area of lawn with large borders either side to create interest. A pathway with steps down provides convenient access to the single garage with an extra workshop space which can also be accessed from the road.

Garage & workshop 25ft x 17'2ft

With power and lighting.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity.

****Please note this property is being sold subject to probate being granted ****

Location

This property is located in the sought after village of Pixham, a short walk of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

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

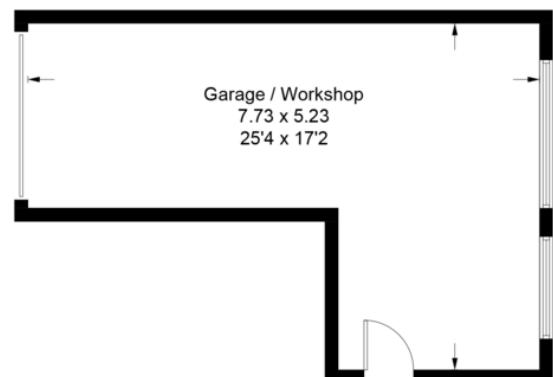
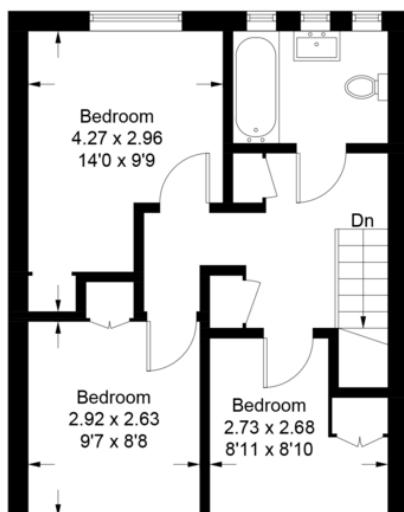
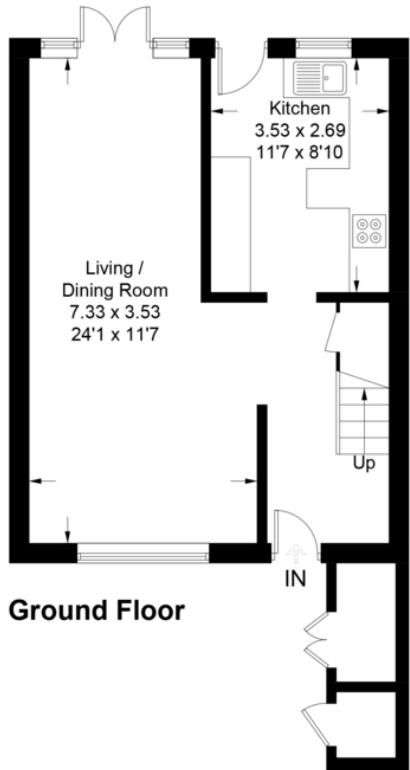
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Leslie Road, RH4

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft
 Garage And Outbuilding = 31.8 sq m / 342 sq ft
 Total = 112.3 sq m / 1208 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1035635)

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

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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