



Orchard Way, Dorking

£399,950

EPC Rating '71'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- BRIGHT LIVING ROOM
- FAMILY BATHROOM
- BONUS BASEMENT ROOM
- PLENTY OF STREET PARKING
- PRIVATE REAR GARDEN
- WITHIN A SHORT WALK OF DORKING HIGH STREET & STATIONS
- MILES OF WALKS ON YOUR DOORSTEP



This extended two-bedroom period property exudes charm and character, featuring a kitchen-dining room, a rear garden and an additional basement room currently utilised as an office. Conveniently located within a brief stroll of Dorking's High Street and the mainline train station, which is easily accessible within 15/20 minutes.

The ground floor comprises a bright front aspect sitting room adorned with a large sash window and charming fireplace, seamlessly leading to the modern kitchen/breakfast room. The kitchen boasts a range of eye and base level units, worktops, ample space for appliances, and a designated area for a table and chairs. In addition, there is a brick exposed fireplace with log burner which creates a wonderful cosy feel to the space. To the rear is the bathroom which features a modern, white suite including a bath and overhead shower. Accessible via stairs from the kitchen/dining room, the basement room serves as a valuable bonus space, presently serving as a home office as well as utility room, but could even house a bed should the need arise.

From the main hallway, a staircase leads upstairs, providing access to both bedrooms. The main bedroom is generously sized with a built-in wardrobe and vanity area, while bedroom two is another good-sized double with a pleasant rear aspect.

Another benefit to this property is the new pitched roof as well as flat roof which were added in 2023.

Outside

To the front, steps lead up to the door, while the rear garden is an inviting space, featuring a low maintenance patio area, ideal for outdoor entertaining. While there is no allocated parking, the property benefits from abundant street parking for residents of Orchard Way.

Utilities & Council Tax

The property is serviced by mains electric, gas and drainage. There is an internet connection to the property. Council Tax Band D.

Location

Dorking town 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 Boxhill (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.

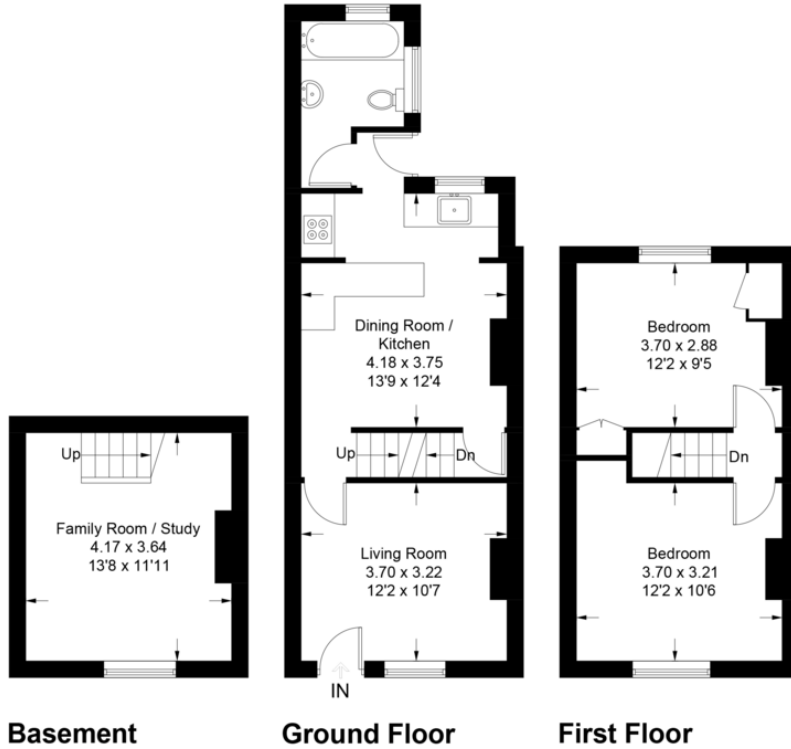
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Orchard Way, RH4

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft
(Including Basement)



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. (ID1045242)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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

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

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

