

Underhill Road

Newdigate

Offers In Excess Of £675,000

Property Features

- DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LARGE LIVING ROOM
- CONSERVATORY
- SUBSTANTIAL REAR GARDEN
- POTENTIAL TO RENOVATE, EXTEND OR REBUILD (STPP)
- DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- WITHIN WALKING DISTANCE FROM VILLAGE AMENITIES
- BENEFITTING FROM NO ONWARD CHAIN



Full Description

Nestled on a tranquil street at the heart of Newdigate Village, this four-bedroom detached chalet bungalow is just a short stroll away from local amenities such as shops, schools, a charming local pub and the church.

This property, now available to the market for the first time in nearly half a century, presents a perfect opportunity for a new family seeking to modernise and extend its current layout (subject to planning permission).

Upon entering through the front door, you find a hallway that provides access to all ground floor spaces. The ground floor includes two bedrooms, one being a spacious double and the other a single, both featuring front aspects. The living room, situated at the centre of the property features an original open fireplace and period oak beam and connects to the ground floor bathroom and shower room, kitchen/breakfast room and dining room, which opens onto a charming conservatory. The kitchen is equipped with base and eye level units, worktops and space for appliances, complete with a designated area for a breakfast table. Both the bathroom and separate shower room are in need of updating, being currently tiled with apricot suites. The conservatory, situated at the rear, offers a delightful southerly garden view.

Completing the accommodation, a spiral staircase leads to the top floor, which houses two bedrooms with a rear aspect, vanity sinks and (in one) fitted wardrobes. With a bit of reconfiguration, there is potential to include a shower room to serve these bedrooms. All main rooms are served by gas central heating with thermostatic valves and benefit from a recently upgraded boiler.

Outside

The property is accessed through a driveway with ample parking for multiple vehicles. A broad side access leads to the extensive rear garden, mostly laid to lawn and bordered by mature hedges and trees. The generous plot could easily accommodate a larger property, making this an ideal residence for those interested in extension or even reconstruction (subject to planning).

Utilities & Council Tax

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

Location

The property is situated within the picturesque village of Newdigate, considered to be an area of outstanding natural beauty. The village itself offers a local shop, AA rated public houses, St Peter's church, school, an award-winning Indian restaurant, a number of sports clubs including cricket, tennis, football, golf and The Brocus community centre. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. The property is also within a short drive of Gatwick Airport, which provides a fast and regular service of trains to London Victoria and the City.

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.

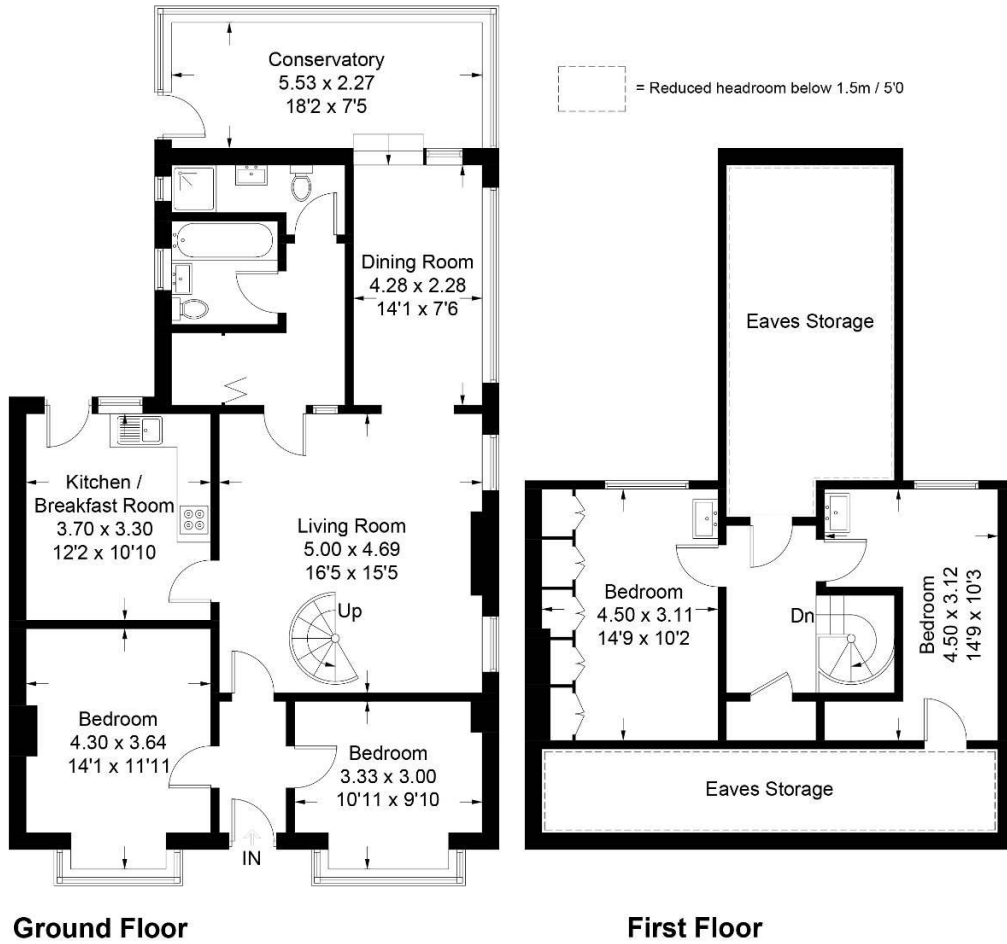
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Underhill Road, RH5

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft
 (Excluding Eaves Storage & Reduced Headroom)
 Eaves Storage & Reduced Headroom = 30.2 sq m / 325 sq ft
 Total = 170.4 sq m / 1834 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND D - F

TENURE - Freehold

LOCAL AUTHORITY - Mole Valley District Council

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. (ID1045237)

CONTACT

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