

Hart Road, Dorking Town Centre

£650,000

EPC Rating '45'

- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- PERIOD FEATURES
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- CLOSE TO THE HIGH STREET
- SHORT WALK TO MAINLINE TRAIN STATIONS
- VIEWS TOWARDS BOX HILL AND RANMORE
- 1171 SQ FT



A superbly presented, characterful family home with three double bedrooms, flexible accommodation over three floors with a delightful landscaped garden and off-street parking.

Situated in the heart of Dorking along the highly sought after Hart Road, within walking distance of everything the town has to offer including train stations, Meadowbank Park, excellent schools and the High Street.

As you step through the front door, you can instantly see all the care and attention that has gone into creating this stylish, yet functional home with an excellent blend of character features and modern touches. The front aspect sitting room has been beautifully decorated and still includes many period features such as a large bay window and charming fireplace which creates a cosy ambience. The rear aspect dining room offers plenty of space for a dining table and chairs. This is a lovely bright space by virtue of the double doors giving access directly out to the rear garden. The impressive, updated kitchen has been fitted with an array of painted floor to ceiling units, complemented by ample worktop space and room for all the expected appliances plus has a door out the garden.

From the hallway, stairs rise to the first floor landing. Bedroom one is a well-proportioned double, comprising of a feature fireplace and built-in storage. Bedroom three is another double with views over the rear garden. The updated family bathroom is fitted with a modern suite including separate shower cubicle.

Another staircase leads to the second floor. The impressive 2nd bedroom is a lovely double bedroom with built-in storage and also benefits from stunning views over towards Ranmore and Box Hill.

Outside

To the front of the property there is an extremely useful area for off road parking.

The landscaped rear garden is another wonderful feature of this property and has been cleverly designed to be low maintenance but to also fully take advantage of all the sunlight. All enclosed with brick wall and fencing plus side access gate.

Council Tax & Utilities

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

Location

Hart Road is situated within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity just a short 5 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (5 minute walk away) and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

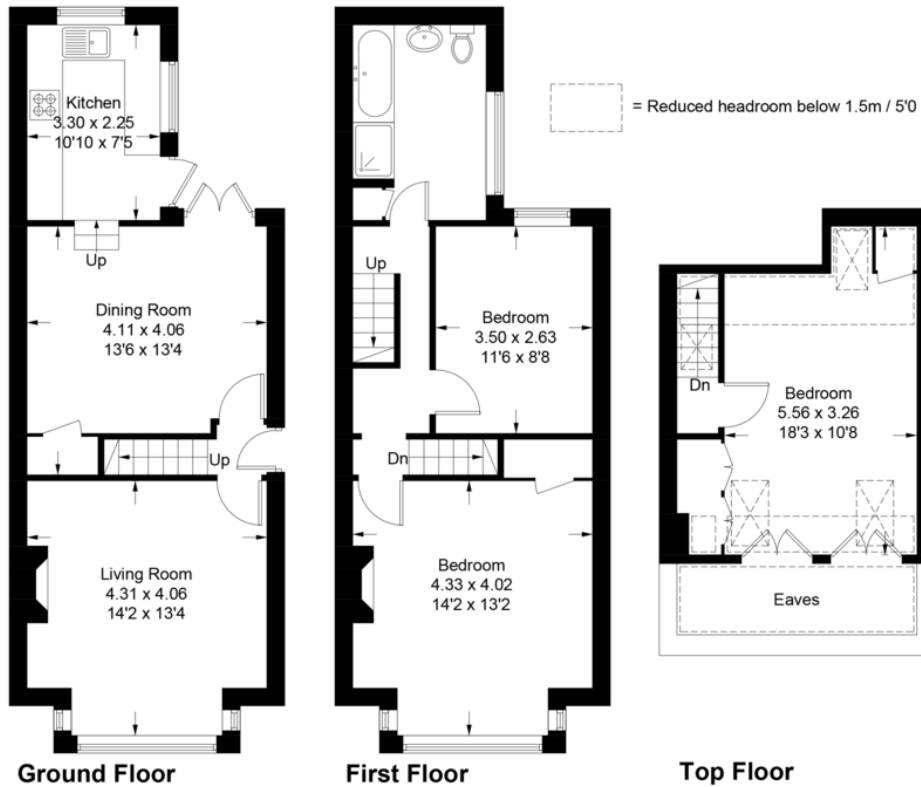
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Hart Road, RH4

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft
 (Excluding Reduced Headroom & Eaves)
 Reduced Headroom & Eaves = 12.7 sq m / 137 sq ft
 Total = 108.8 sq m / 1171 sq ft



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. (ID1049799)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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