



North Street, Dorking

Price £345,000

EPC Rating '66'

- NO ONWARD CHAIN
- CENTRE OF DORKING
- COURTYARD GARDEN
- UPDATED THROUGHOUT
- PERIOD FEATURES
- SITTING ROOM
- NEW KITCHEN & SHOWER ROOM
- CLOSE TO HIGH STREET & WAITROSE
- SHORT WALK TO TRAIN STATIONS
- CHARMING COTTAGE



NO ONWARD CHAIN A recently updated, beautifully presented one bedroom period cottage with a lovely courtyard garden, located in the centre of Dorking close to all the shops, Meadowbank Park and a short walk to Dorking train stations. This property offers the perfect blend of wonderful period charm and modern features, and It must be viewed to be fully appreciated.

The accommodation briefly comprises of a cosy front yet bright aspect sitting room with stunning cast iron fireplace. An archway leads through to the new kitchen with a range of built in units, lots of worktop space, induction hob, microwave/grill/oven combination as well as a door out to the garden.

Upstairs the large master bedroom overlooks the front of the property and has a very clever dressing area with built in storage. The stylish shower room with walk-in shower, new basin unit with illuminated mirror and toilet finish the upstairs accommodation.

Outside

The property is accessed via an attractive front garden with a path leading to the front door.

The rear courtyard garden is stone paved and fully enclosed with fence and original wall – this is an ideal space to enjoy all year round and also benefits from a useful storage shed at the rear of the garden.

Parking

There is a car park next to the property with permits available via Mole Valley council. Full details can be found on their website.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. There is broadband connection to the property.

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 2DH.

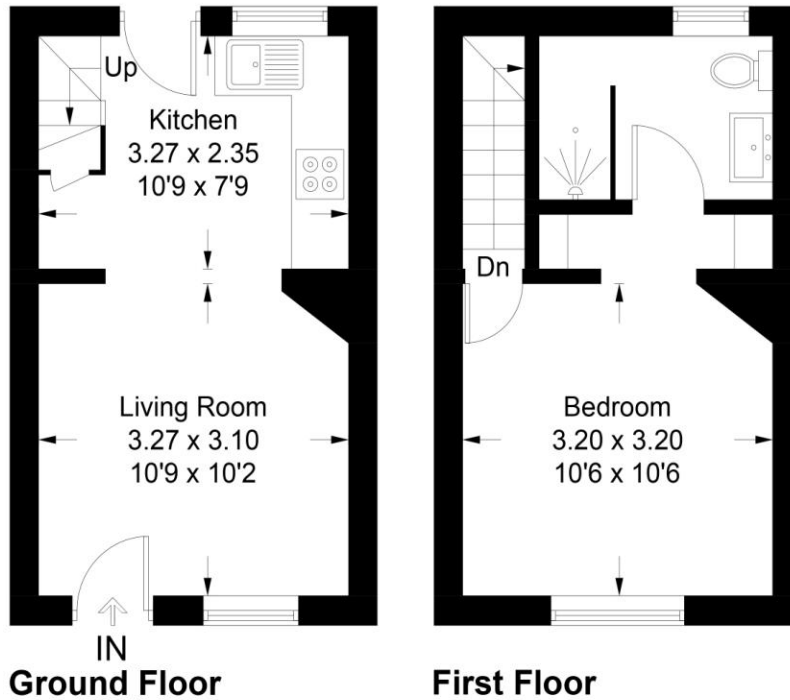
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



North Street, RH4

Approximate Gross Internal Area = 37.0 sq m / 398 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. (ID1052442)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.