

Tower Hill Road, Dorking

£340,000

EPC Rating '28'

- NO ONWARD CHAIN
- FIRST FLOOR MAISONETTE
- THREE DOUBLE BEDROOMS
- FLEXIBLE LAYOUT
- DOUBLE GARAGE AND ALLOCATED PARKING
- SCOPE TO MODERNISE THROUGHOUT
- SOUGHT AFTER POSITION ON TOWER HILL
- COMMUNAL GARDENS
- CLOSE BY TO LOCAL SCHOOLS AND THE NOWER



NO ONWARD CHAIN An exciting opportunity to acquire a bright, spacious first floor maisonette with over 1000 sq ft of flexible accommodation, communal gardens, parking and a large garage. Situated in an sought-after position on the popular Tower Hill Road, within easy reach of Dorking High Street, shops, train station and local schools, offering the opportunity for modernisation throughout.

This property begins in the private entrance with stairs which leads up to the spacious hallway, providing access to all rooms. To the front is the kitchen which offers plenty of eye and base level units, worktops and space for freestanding appliances. A large window floods this room with plenty of natural light, with views out to the communal gardens, whilst a floor to ceiling storage cupboard provides useful additional storage. Next is the shower room which has been fitted with a large shower and white sink with space for a vanity cupboard for storing toiletries. To the rear of the property is the spacious 13ft lounge which has a feature fireplace as well as a floor to ceiling storage cupboard and has plenty of room for a large suite and freestanding furniture. Adjacent is the second reception room which has been historically used as a dining room but would make an ideal home office for remote working or even a third double bedroom if desired. There are two double bedrooms with a front aspect, the main bedroom offers wall to wall built-in wardrobes for all of your storage solutions, whilst bedroom two has a feature fireplace and space for freestanding furniture. A separate toilet with sink finishes off the accommodation.

Outside

The property is accessed via Garth Court, a private residential road which leads up to the property.

There is a communal path which leads through the communal gardens up to the front of the property. The communal gardens are laid to lawn, bordered with mature shrubs and brick wall.

There is a 26'10ft garage accessed via the rear of the property which offers high ceilings and storage cabinets along one side. There is also power and lighting. There is parking for one car which is located in front of the garage.

Leasehold

The property is leasehold with 958 years remaining. The annual service charge is £600 per year.

Council Tax & Utilities

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

Location

Tower Hill 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 proximity (1.7 miles), approximately a 30-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 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 (approximately 30-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 Seymour's Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

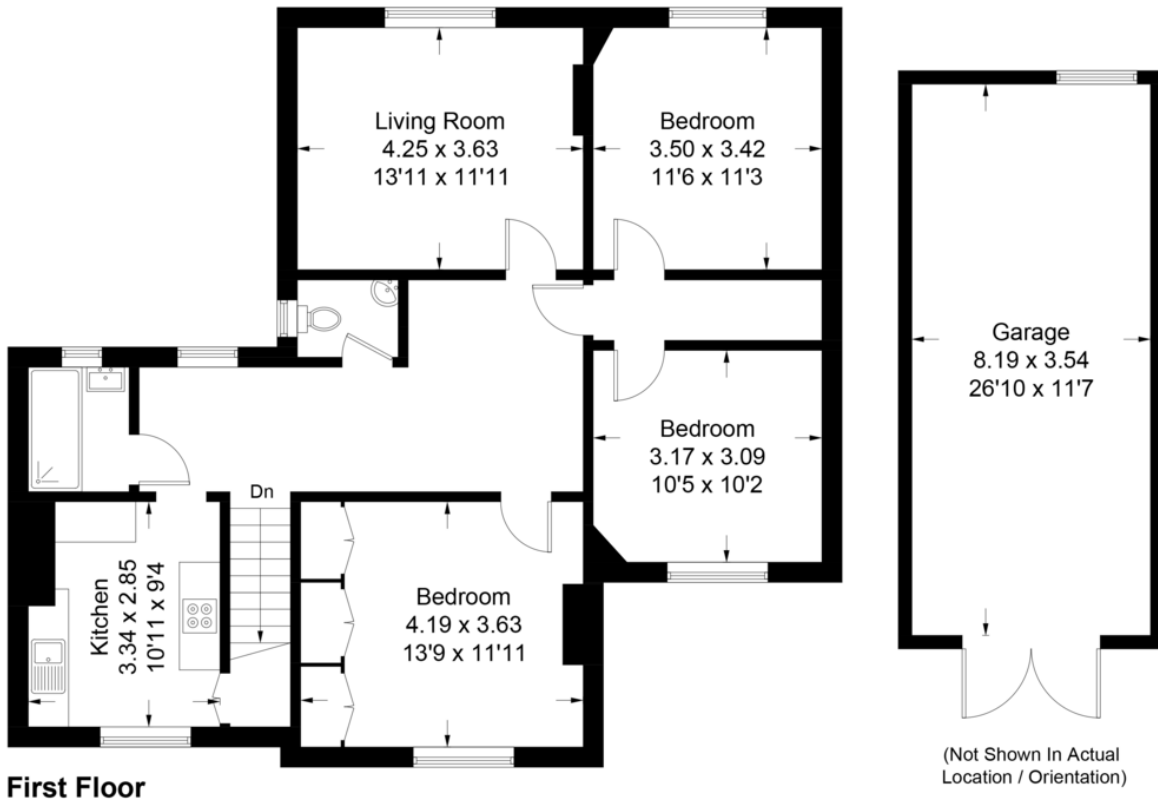
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



Garth Mews, RH4

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft
 Garage = 29.1 sq m / 313 sq ft
 Total = 124.2 sq m / 1337 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. (ID1056919)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	28 F	
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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