



Swan Mill Gardens, Pixham

Guide Price £360,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- NEW EXTENDED LEASE
- LARGE LIVING/DINING ROOM
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO BEAUTIFUL COUNTRYSIDE
- WALKING DISTANCE TO TRAIN STATIONS & HIGH STREET



NO ONWARD CHAIN A well presented two double bedroom, first floor maisonette with a private garden, offering bright and spacious accommodation while being situated within walking distance of Dorking's train stations and miles of open countryside. There is also potential to extend into the loft, subject to planning and the permission of the freeholder.

The private front door opens into an entrance space with the stairs leading to the first floor. The internal hallway provides access to all the accommodation and loft hatch. The generous 15ft living/dining room has a contemporary style whilst retaining many original features, including a curved bay windows that floods the room with natural light and an open fireplace. Next is the updated and well-equipped kitchen offering a selection of modern base and eye level units complemented by ample worktops, integrated fridge and freezer, with space for a cooker and washing machine. The main bedroom is an impressive size with a rear aspect and space for wardrobes. Bedroom two is another double with plenty of space for furniture or potential for built in wardrobes. The updated bathroom has been fitted with a modern white suite including a large shower completes the accommodation.

Outside

At the front, there is a small low maintenance area of garden and a path leading to the front door. A side gate provides access to an enclosed, private rear garden, offering an area of lawn bordered by mature trees and shrubs. There is also a useful shed for storing garden tools. On street parking is available to those with a resident permit (Zone M2), pricing and details of which can be found on Mole Valley's website.

Leasehold

The owners have extended the lease to 175 years. No ground rent will be payable and there are no service charges. More information is available upon request.

Utilities & Services

The property is Council Tax Band C. The property is connected to mains gas, electricity and water/drainage. There is no Broadband connection to the property.

Location

Swan Mill Gardens is situated just on the outskirts 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 main railway station is within proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. 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 renowned for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast. Denbies Wine Estate (England's largest vineyard) is also nearby with its popular restaurant, vineyard tours, gift shop and hotel.

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

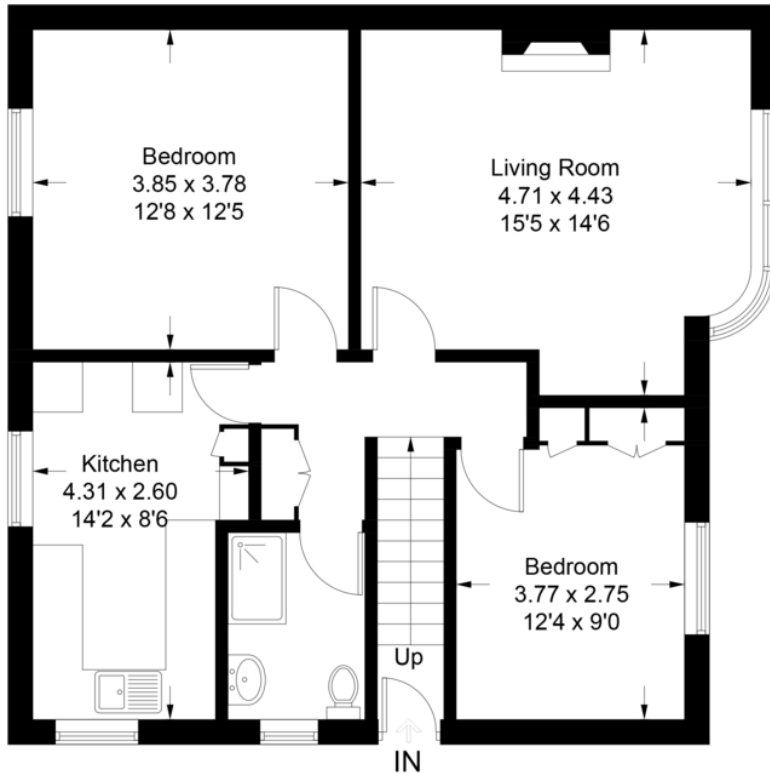
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

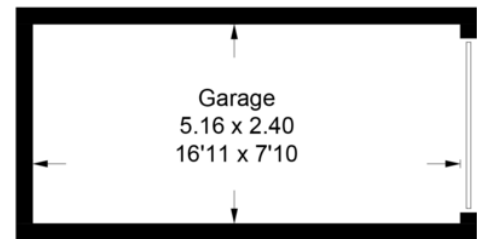


Swan Mill Gardens, RH4

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 80.3 sq m / 864 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

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

