



Oak Ridge, Dorking

Guide Price £299,950

EPC Rating '65'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- OPEN FIREPLACE
- FAMILY BATHROOM
- OFF STREET PARKING
- SOUTH FACING REAR GARDEN
- WITHIN A SHORT DISTANCE OF DORKING TOWN CENTRE
- CLOSE WALK TO LOCAL AMENITIES & SCHOOL
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A two double bedroom terraced home, featuring a private rear garden and off-street parking, all conveniently situated just a short distance from Dorking Town Centre, local amenities, and schools. This property comes with the added advantage of having no onward chain.

Upon entering through the front door, you're greeted by an entrance hall leading to the ground floor accommodation. Here, you'll find a spacious dual-aspect open plan living/dining room featuring an inviting open fireplace, ample room for furnishings and a well-appointed kitchen with access to the rear garden. The kitchen is equipped with a variety of base and eye-level units, complemented by worktops and a selection of integrated appliances.

Stairs rise to the first-floor landing, leading to the bedrooms and loft space. The main bedroom offers generous proportions, including a sizable, fitted cupboard and additional space for extra furniture. The second bedroom enjoys a rear aspect and includes a convenient storage cupboard. Completing the internal layout is the neutral family bathroom, featuring a three-piece suite.

Outside

A pathway leads to the front door while a rear access gate grants entry to the garden, predominantly laid to lawn with a designated decked area for outdoor entertaining. The property also includes a brick-built storage shed, perfect for housing bikes or tools. Additionally, the garden gate provides access to an off-street parking area.

Council Tax & Utilities

The property falls under Council Tax Band C. The property is connected to mains water, drainage, gas & electricity. The broadband connection is ADSL.

Location

Oak Ridge 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 mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 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 natural beauty including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts. Denbies Wine Estate (England's largest vineyard) is situated on the northern outskirts of Dorking.

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

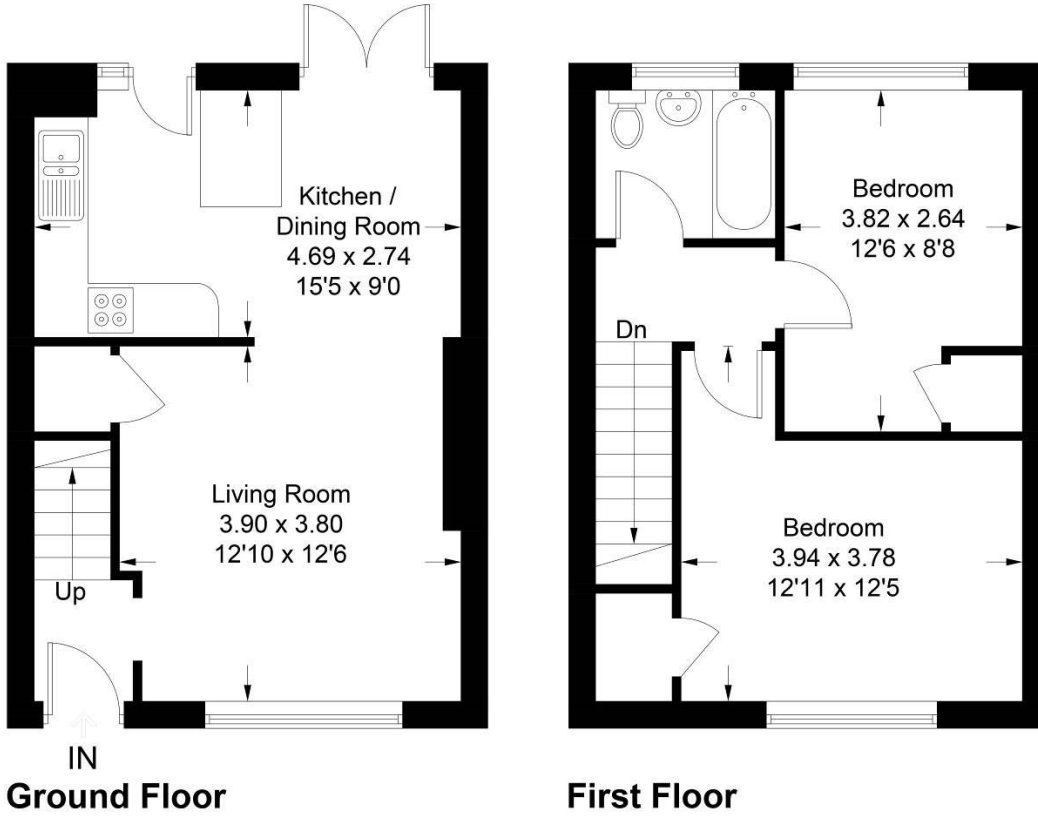
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied



Oak Ridge, RH4

Approximate Gross Internal Area = 65.1 sq m / 701 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.
 floorplansUsketch.com © (ID1065882)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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

