



Cotmandene, Dorking town centre

OIEO £480,000

EPC Rating '63'

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FULLY REFURBISHED THROUGHOUT
- NEW KITCHEN & BATHROOM
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO THE HIGH STREET
- SEMI DETACHED HOUSE
- WALKING DISTANCE TO MAINLINE TRAIN STATIONS
- CLOSE TO BOTH COTMANDENE & MEADOWBANK PARK



NO ONWARD CHAIN A recently refurbished, three-bedroom period home offering bright and versatile accommodation and private rear garden. Ideally situated adjacent to Cotmandene and within easy walking distance of Dorking town centre, St Paul's School and mainline train stations.

This charming property has been tastefully redecorated throughout and now offers a neutral and contemporary feel throughout. The front-facing sitting room is bright yet cosy, providing a welcoming space to relax with ample room for comfortable seating. To the rear, the newly fitted kitchen/dining room offers a stylish and practical layout, complete with a range of modern units, ample worktop space and room for freestanding appliances. There is space to position a dining table and chairs by the window which overlooks the rear garden, with a single door providing direct access out.

Upstairs, the property features three bedrooms. The principal bedroom is a generous 11'1 x 10'2 ft and includes a built-in storage cupboard, with pleasant views over the front garden. Bedroom two is a comfortable double, while bedroom three is a smaller single-ideal as a nursery or home office. A newly fitted family bathroom with a white suite, bath and overhead shower completes the internal accommodation.

Outside

The fully enclosed rear garden is accessed via a side gate and features a lawned area and a useful storage shed-perfect for outdoor essentials. The property does not have any formal legal parking, however currently, it is accepted by the neighbouring properties that the owners are able to park directly outside the front of the house.

Council Tax & Utilities

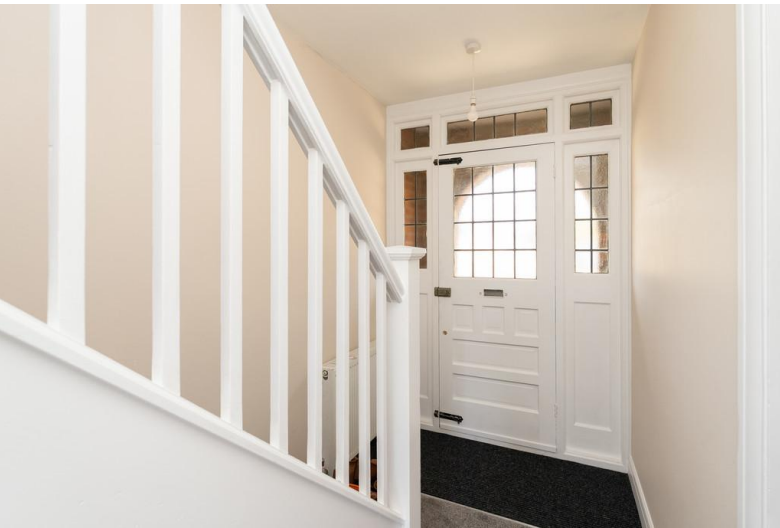
This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

Location

Located in the heart of the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property walking distance from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

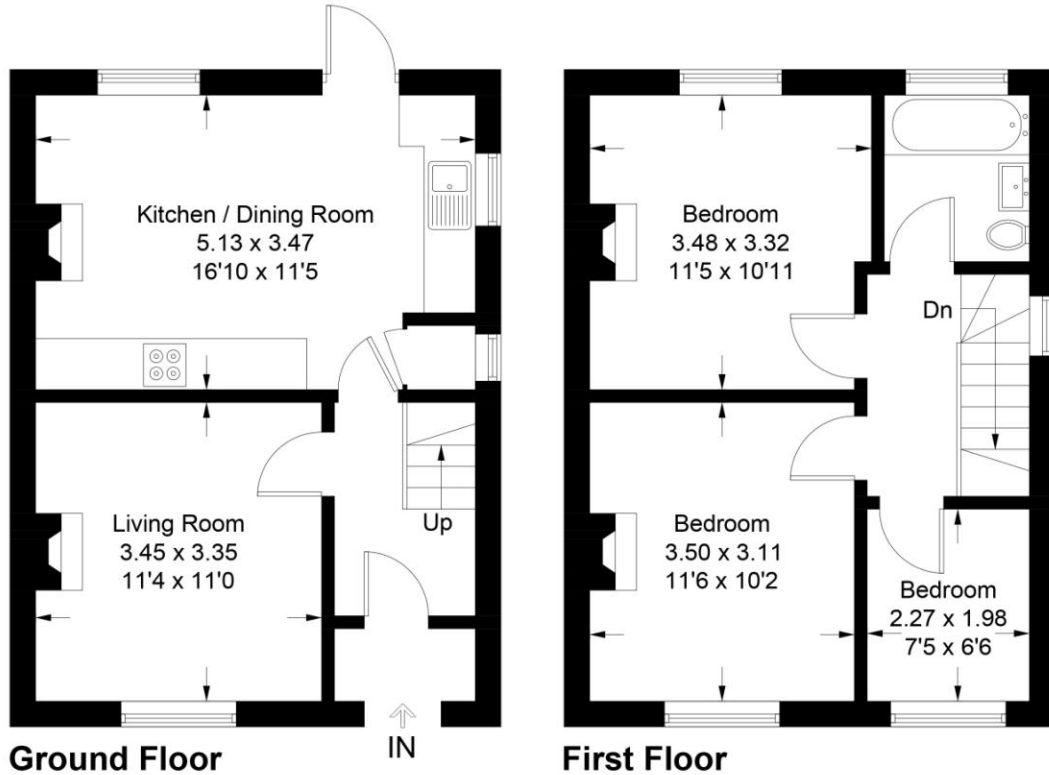
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Cotmandene, RH4

Approximate Gross Internal Area = 73.3 sq m / 789 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. (ID1067517)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 63 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

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