



London Road

Dorking

OIEO £750,000

Property Features

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO FORMAL RECEPTION ROOMS + STUDY
- LARGE EAST FACING GARDEN
- REFURBISHED THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY AND GARAGE
- VIEWS TOWARDS BOXHILL
- OPPOSITE ASHCOMBE SCHOOL & CLOSE TO MAINLINE TRAIN STATIONS



Full Description

NO ONWARD CHAIN A well-presented four-bedroom, detached property offering bright and adaptable accommodation, a wonderful East facing garden with views towards Box Hill and single garage. Conveniently situated close to Dorking's train stations, Ashcombe School and a short walk to everything Dorking town has to offer.

The spacious entrance hall provides access to all principal rooms, stairs up to the first floor and useful downstairs toilet. To the front of the property is the first of two attractive reception rooms with a large box bay window, flooding in plenty of natural light. This would make an ideal dining room with plenty of space for a dining table to entertain friends and family. The sitting room (18'10 x 12'4) is to the rear of the property and enjoys direct access via French doors which span almost the entire width of the room providing unspoilt views to the terrace with the garden beyond. The kitchen/breakfast room includes a generous selection of high gloss base units with matching eye level cupboards, single oven, hob and extractor fan as well as space for freestanding appliances. There is plenty of worktop space for all of the modern-day appliances as well as a dual aspect and convenient door giving access out to the garden. A further reception room could serve as a home office for remote working.

Stairs rise to the first-floor landing which consists of four bedrooms that enjoy varying aspects. The master bedroom is to the front and benefits from a large bay window and modern ensuite shower room. Two bedrooms to the rear enjoy views of the garden with the slopes of Box Hill beyond whilst the fourth bedroom is a good sized single. The family bathroom is fully fitted and includes a bath with overhead shower.

Outside

The front of the property offers a shared driveway as well as a detached single garage. The rear garden is another wonderful feature to this property and benefits from an East facing aspect. The garden has been split into two zones beginning with a large patio area which spans the width of the property and provides the perfect spot to entertain followed by a generous area of lawn. The entire garden is fully fence enclosed, bordered by mature hedges to create a private space to enjoy.

Council Tax & Utilities

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

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés 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 Dorking Lawn tennis and Squash club and 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 within 3 miles 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.

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.

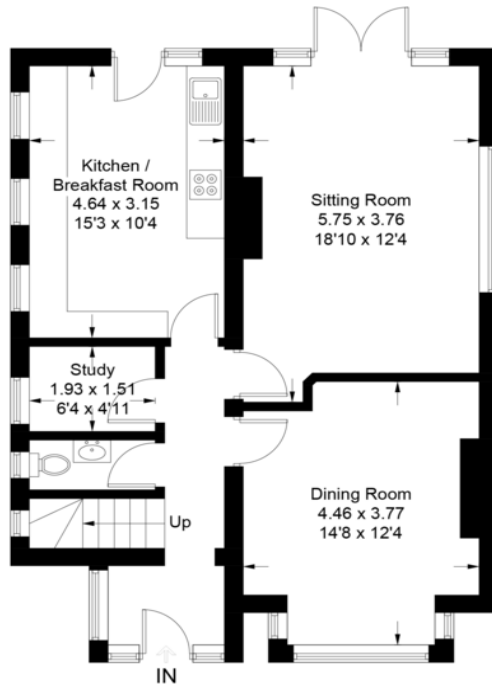
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon.

Potential buyers are advised to recheck the measurements.

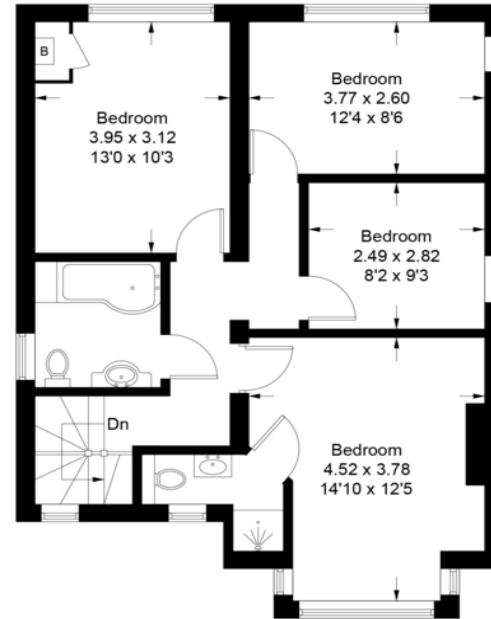




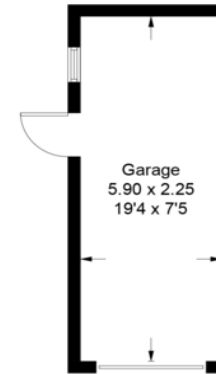
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 145.2 sq m / 1563 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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 decisions reliant upon them. (ID1059116)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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