



Chester Close, Pixham

Guide Price £450,000

EPC Rating '60'

- NO ONWARD CHAIN
- THREE BEDROOMS
- LARGE DOUBLE ASPECT RECEPTION ROOM
- DOWNSTAIRS W/C
- POTENTIAL TO EXTEND STPP
- PARKING & GARAGE
- PRETTY VIEWS TOWARDS BOX HILL
- WALKING DISTANCE TO MAINLINE STATIONS
- PRETTY FRONT & REAR GARDENS
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



*** NO ONWARD CHAIN *** A charming three bedroom semi-detached house with an attractive garden and scenic views towards Box Hill. Whilst this has been a well-loved home for many years, it now presents the new owners an opportunity to modernise throughout. Nestled in a peaceful cul-de-sac, just a short stroll away from two of Dorking's mainline train stations, Dorking High Street, and vast stretches of wonderful countryside.

A welcoming entrance hall provides access to all of the ground floor living spaces as well as a convenient downstairs W/C and stairs which lead to the first floor. The focal point of this property is the impressive XXft living/dining room, which boasts dual aspects and serves as the heart of the home, providing an ideal setting for entertaining family and friends. Flooded with lots of natural light, this room features views out to the wonderful garden. The rear aspect kitchen is fitted with a range of base and eye level units complemented by ample worktop space and the provision for essential freestanding appliances. A rear stable door offers easy access to the garden. Notably, there is potential for extension, as observed by others in the area, subject to obtaining the necessary planning permissions. Moving upstairs, the spacious landing leads to all the bedrooms, the loft hatch and a floor to ceiling storage cupboard. The front aspect main bedroom has generous proportions whilst bedroom two is another sizeable double which offers delightful views towards Box Hill and has room for a double bed and freestanding furniture. Bedroom three, a well-proportioned single could be used as a home office if desired and also enjoys garden views. The bathroom has space for a three piece suite, currently fitted with a with bath, handheld shower, all complete with a floor to ceiling storage cupboard.

Outside

At the front of the house is a small well-kept area of lawn with attractive flowerbeds bordering a stone path that leads to the door. The rear garden has been designed to be low maintenance with an area of lawn, bordered by flower beds and fruit trees to create interest throughout the changing seasons. The garden is fully fenced, ensuring privacy and security with convenient side access. In addition, there is a large greenhouse and separate shed, ideal for storing garden essentials.

Garage

There is a garage located in a block close by the property and residents parking both on and off street. PLEASE NOTE: The garage is a leasehold with 55 years remaining. The associated ground rent for this is £5.00 per year.

Estate Management

The estate management fees are currently £448.00 per annum. This is paid bi-annually.

Council Tax & Utilities

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

Location

The property is located within walking distance of Dorking town 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 (London Victoria and London Waterloo in approx. 50 minutes) is within a short walk. 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 famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast. Denbies, England's largest vineyard, is also within very close proximity.

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

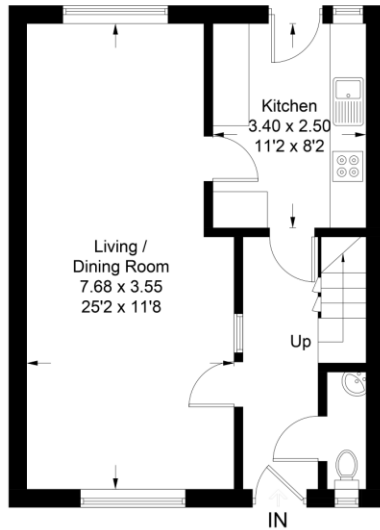
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

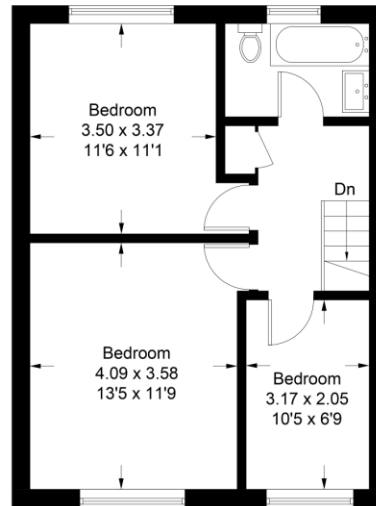


Chester Close, RH4

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



Ground Floor



First Floor

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. (ID1074270)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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 01306 776674



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