



## Parkway, Dorking

Guide Price £550,000

EPC Rating '66'

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- PRETTY FRONT & REAR GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE AT THE REAR
- STUNNING VIEWS ACROSS THE PARK AND BOXHILL
- POTENTIAL TO EXTEND STPP
- NEXT TO MEADOWBANK PARK
- CLOSE TO ST MARTIN'S & THE ASHCOMBE SCHOOLS
- SHORT WALK TO DORKIN'S TRAIN STATIONS





**\*NO ONWARD CHAIN\*** A well-presented, three-bedroom house, offering versatile accommodation with off road parking, potential to update and extend STPP and a delightful rear garden with picturesque views out towards Boxhill.

The property is located in a sought after cul-de-sac and within a short walk of The Ashcombe school, St. Martin's school, Meadowbank Park, all of Dorking's train stations and everything the bustling High Street has to offer.

This wonderful family home begins in the entrance hall leading to all rooms and stairs to the upstairs accommodation. The bright, yet cosy front aspect sitting room is a well-proportioned space benefitting from a large bay window and a feature fireplace with gas fire. Next is the rear aspect dining room with space for a large family sized table and includes access out to the garden as well as a large window overlooking the garden, bringing an abundance of natural light into the room. Across the hall is the rear aspect kitchen, fitted with base and eye level units, complemented by ample worktop space and room for additional freestanding appliances. There is also convenient access out to the garden.

Stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation. There are two bedrooms at the front of the property, one single and a double bedroom with built-in wardrobes. There is a further double bedroom at the rear of the property which offers generous proportions, built-in storage cupboards and enjoys fantastic views across Meadowbank Park and Boxhill. Completing the first floor accommodation is the family bathroom fitted with a three piece suite including a bath and overhead shower.

#### Outside

To the front, there is driveway parking for one vehicle. There is also a large area of lawn, bordered by shrubs and plants with a path leading up to the front and side of the property.

The delightful sunny rear garden is a lovely private space with a full width patio, ideal for outdoor entertaining. Next is an area of lawn which leads down to a second patio area as well as the single garage and storage shed, ideal for housing garden essentials. The garden has direct access to Meadowbank park which is ideal for young families and dog walkers alike.

Single Garage – 15ft x 9'8 FT

#### Council Tax & Utilities

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

#### Location

Parkway is well sought after due to being close to all of Dorking's amenities. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. All of Dorking railway stations are within a 5 minute walk. Offering services to Gatwick, Guildford, London Victoria and London Waterloo. 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 Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

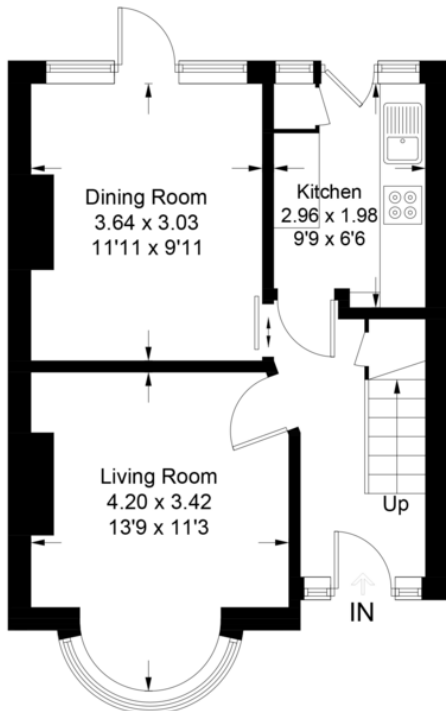
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings



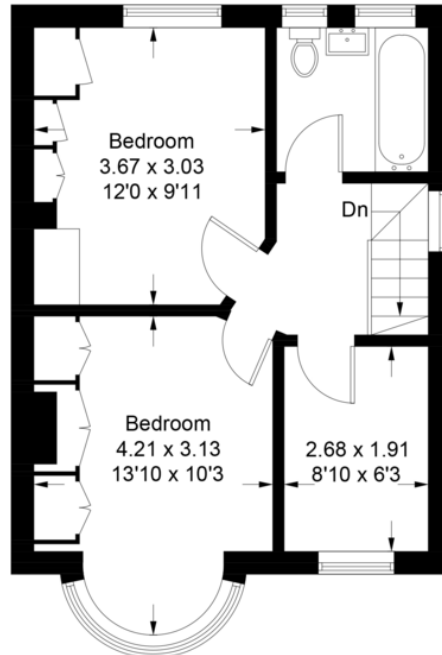


## Parkway, RH4

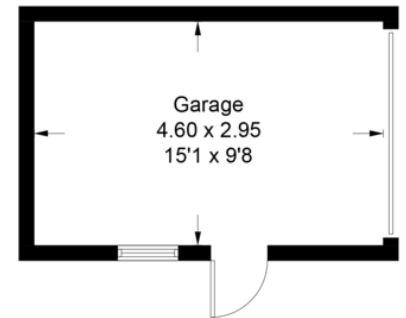
Approximate Gross Internal Area = 74.7 sq m / 804 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 88.3 sq m / 950 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1080099)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements