



Jubilee Terrace, Dorking

Guide Price £499,950

EPC Rating '46'

- NO ONWARD CHAIN
- MID TERRACED PERIOD HOME
- THREE BEDROOMS
- DUAL ASPECT LIVING/DINING ROOM
- DORKING TOWN CENTRE LOCATION
- PRIVATE GARDEN
- SHORT WALK TO MAINLINE TRAIN STATIONS
- CLOSE TO MEADOWBANK PARK
- RESIDENTS PERMIT PARKING
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



NO ONWARD CHAIN An attractive three-bedroom, mid-terraced Victorian property with generous proportions, character features and private garden. Arranged over three floors and conveniently situated in the centre of Dorking, within walking distance from everything the town has to offer including train stations, high street, popular schools and Meadowbank Park.

This charming residence greets you with a welcoming hallway that connects to all main rooms and provides access to the stairs. Original wooden flooring adds a delightful touch of the property's history while offering a warm and practical aesthetic. The open plan living/dining room enjoys a double aspect through traditional Sash windows and has been split into dedicated zones. The living room benefits from built-in storage and a recently fitted log burner with attractive hearth, with plenty of additional space for a large suite. The dining space has room for a family sized dining table and chairs, positioned overlooking the garden to make it an ideal spot to entertain friends and family. The kitchen features a range of stylish base and eye level units, gas cooker with oven and plenty of worktop space for all of the modern-day appliances. There is also space for a freestanding fridge/freezer as well as direct access to the garden. Stairs lead to the first floor where there are two well proportioned double bedrooms as well as the family bathroom which has been fitted with a modern white suite, bath and over-head shower. A further staircase leads up to the second floor where there is a spacious double bedroom, featuring eaves storage and views across Meadowbank Park. Please note the property has recently had hardwood floors fitted throughout the upstairs bedrooms and landing.

Outside & Parking

The rear garden has a full width patio area, accessed from the kitchen which provides the perfect spot for outdoor entertaining. There is an area of lawn as well as a brick-built storage shed which adjoins the property. The garden is fully fence enclosed creating a private space to enjoy throughout the warmer months.

There is permit parking along Jubilee Terrace. More information can be found on the Mole Valley Council website.

Council Tax & Utilities

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

Location

Jubilee Terrace is situated within the heart 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 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 Hall 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 countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, Dorking, RH4 2HD.

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

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Jubilee Terrace, RH4

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft
 Reduced Headroom = 9.0 sq m / 97 sq ft
 Total = 92.7 sq m / 998 sq ft (Excluding External Store)



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. (ID1084358)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 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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 Street, Dorking, Surrey,
 RH4 2HD

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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