



CHURCH STREET, DORKING RH4 1DG
GUIDE PRICE £380,000





A well-presented two double bedroom house offering bright, modern accommodation situated in the heart of Dorking town centre, just a few moments away from everything the high street has to offer, mainline train stations and beautiful open countryside.

The conveniently positioned property offers well-proportioned accommodation which begins with the hallway providing access to the downstairs accommodation and cloakroom. The dual aspect reception room is an impressive 21'6 ft offering the ideal space for entertaining guests and is a lovely bright space with plenty of natural light flowing through. Next is the kitchen, fitted with a selection of floor to ceiling units complemented by ample worksurface space and a full-range of integrated appliances. Completing the ground floor accommodation is the useful under stairs cupboard. Stairs rise to the first floor landing which in turn provides access to all the upstairs accommodation and storage cupboard. As you can see from the measurements, both bedrooms are spacious front aspect doubles. The family bathroom fitted with a modern white suite completes the accommodation.

Outside

To the side of the property, there is a secure shared space offering useful storage space ideal for bikes.

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

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

FIXTURES & 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.



CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

