

Chester Close, Pixham

Guide Price £499,950

- THREE BEDROOM SEMI-DETACHED HOUSE
 - LARGE DOUBLE ASPECT RECEPTION ROOM
 - POTENTIAL TO EXTEND STPP
 - GARAGE IN BLOCK
 - PRIVATE REAR GARDEN
 - DOWNSTAIRS W/C
 - PRETTY VIEWS TOWARDS BOX HILL
 - SHOWER ROOM
 - MILES OF OPEN COUNTRYSIDE
 - WALKING DISTANCE TO MAINLINE STATIONS
- EPC Rating 'TBC'



A charming three bedroom Semi detached house with an attractive garden and scenic views towards Box Hill. 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.

As soon as you step into this property you are greeted with a real sense of warmth and charm. 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 25ft 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 sliding doors that open onto the pretty rear garden. The galley kitchen is fitted with a range of floor-to-ceiling units, worktop space, an integrated oven and ample room for essential freestanding appliances. A rear 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 rear aspect main bedroom has generous proportions and includes wall to wall built-in wardrobes. Bedroom two, another sizable double, offers delightful views towards Box Hill and has room for a double bed and freestanding furniture. Bedroom three, a well-proportioned single is currently set up as a craft room but could be used as a home office. The bathroom has been converted into a shower room with a contemporary white suite and completes this delightful family home.

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 well designed to provide a large patio area and raised beds to create interest throughout the changing seasons. The garden is fully fence enclosed, ensuring privacy and security with convenient side access.

Garage

There is a garage located in a block and there is also plenty of parking both on the 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. This property is Council Tax Band E.

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.

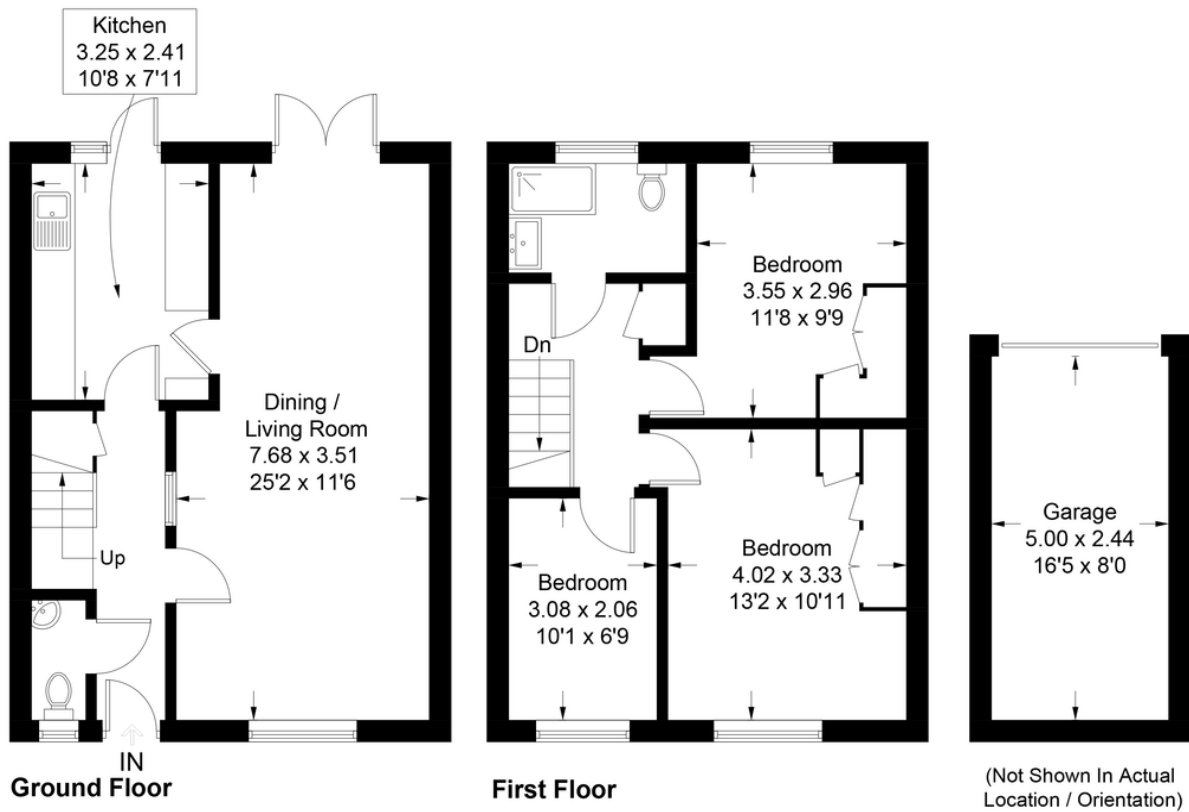
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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. Potential buyers are advised to recheck the measurements.



Chester Close, RH4

Approximate Gross Internal Area = 84.6 sq m / 911 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 96.8 sq m / 1042 sq ft



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. (ID1099936)

TBC

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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