



Harrowlands Park, Dorking

Offers In Excess Of £365,000

EPC Rating '65'

- TWO BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LARGE SITTING ROOM WITH BALCONY
- ENSUITE BATHROOM
- STUNNING VIEWS OUT TO BOXHILL
- MASTER BEDROOM WITH ENSUITE BATHROOM
- INTEGRAL DOUBLE GARAGE
- OFF STREET PARKING
- FAMILY BATHROOM
- WITHIN A SHORT WALK FROM DORKING TOWN CENTRE & TRAIN STATIONS



A well presented, two-bedroom mews style townhouse located in a residential development on the southern outskirts of Dorking town centre. Offering a double garage, communal gardens and superb, elevated views across Boxhill.

As you enter through the front door, you step into a welcoming hallway that grants access to all the rooms and features a useful cloakroom and a storage cupboard. A flight of stairs leads both down to the lower integral double garage and up to the first floor.

The kitchen/breakfast room is well-appointed with a selection of traditional base and eye level units, offering ample storage space and the added convenience of integrated dishwasher and eye level oven. There is also a dedicated space for a table and chairs making this the real heart of the home. The generously proportioned living room serves as an ideal setting for entertaining guests, with plenty of space for comfortable seating, with sliding patio doors leading out to a balcony that offers picturesque views towards Box Hill.

Moving to the first floor, you will find a bright and spacious landing area, fitted with a useful storage cupboard and access to both bedrooms as well as the family bathroom. The main bedroom is a generous double with ample room for freestanding wardrobes and further benefits from a large ensuite bathroom. The second bedroom is currently used as a home office but will comfortably accommodate a single bed. The family bathroom has recently been modernised to offer a large shower room, complete with a white suite, large power shower and finished with contemporary tiling.

The lower ground floor of the property comprises a generously sized double garage with up and over doors, measuring 17ft x 17ft and providing ample space for parking vehicles and additional storage.

Leasehold

The property is leasehold with 88 years remaining on the lease. There is an annual service charge of £3055 per annum and ground rent of £204 per annum.

Council Tax Band and Utilities

The property is council tax band E. The property is connected to mains water, drainage, electricity and gas. The broadband connection is FTTP.

Location

Harrowlands Park is situated within a short walk from 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 close proximity (0.5 miles), just a short 10 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2HD.

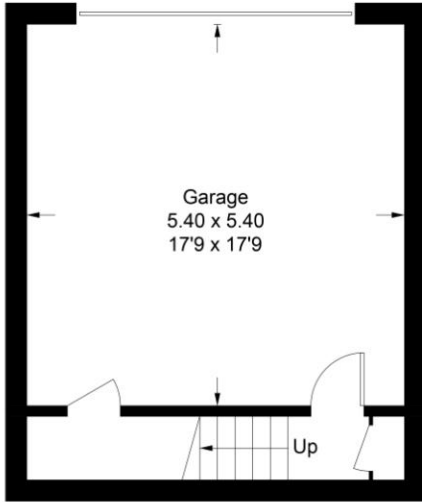
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

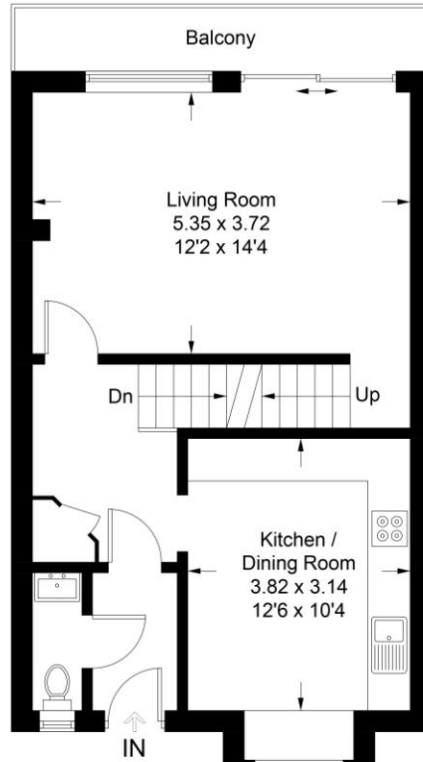


Harrowlands Park, RH4

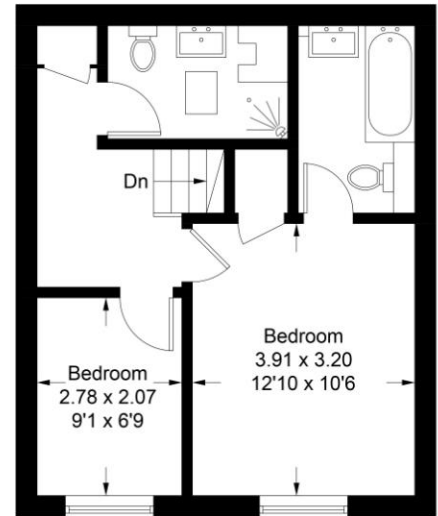
Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft
(Including Garage)



Lower Ground Floor



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. (ID1103310)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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

