



Parkway

Dorking

Guide Price £525,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- IMPRESSIVE 22FT LIVING ROOM
- LOTS OF POTENTIAL TO MODERNISE
- NEXT TO MEADOWBANK PARK
- GENEROUS WRAP AROUND GARDEN
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- CLOSE TO ST MARTINS & THE ASHCOMBE SCHOOLS
- SHORT WALK TO TRAIN STATIONS



Full Description

An exciting opportunity awaits to purchase an extended, three-bedroom, semi-detached house that has been loved over the years. With renovations initiated by the previous owner, the property now offers the advantage of a blank canvas to work with. Situated on a large corner plot, the house benefits from a double garage, driveway parking, and a private garden. Located in the highly sought-after 'Parkway', moments away from everything the charming town of Dorking has to offer, including the high street, excellent schools, Meadowbank Park, mainline train stations and stunning open countryside.

The accommodation is traditionally arranged over two floors, starting with a porch that leads into a spacious entrance hall with a useful understairs cupboard and stairs to the first floor. The triple-aspect kitchen offers generous proportions and is currently free of any cabinets, providing versatility for any new kitchen layout. There is ample space for a dining table and chairs, making it a perfect area to entertain friends and family. The impressive 22'11 x 15'7 ft front living room spans the length of the house and features a large bay window that allows plenty of natural light to flow in, as well as a feature fireplace. French doors connect this room to the conservatory, which is a versatile additional reception room with views across the garden.

From the hallway, stairs lead to the first-floor landing, providing access to all the upstairs accommodation and a loft hatch. The front aspect main bedroom is a generous 15'5 x 9'4 ft, with double aspect views, a spacious walk-in dressing area and the added convenience of an en-suite shower room. Bedroom two is another double room, benefiting from a charming bay window and space for freestanding wardrobes. The third bedroom is a good-sized single that offers versatility for the new owners, making it an ideal home office for remote working and includes wall-to-wall sliding wardrobes. Completing the accommodation is the family bathroom, fitted with a white three-piece suite. Additionally, there is potential to extend into the loft (subject to planning permission), as many others on the road have done.

Outside

To the front there is a private drive for off road parking as well as a detached, double garage, positioned to the side of the property. The rear garden is fence and hedge enclosed with a patio and a section of lawn.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a (ADSL/Cable/FTTC/FTTP) connection.

Location

Parkway is situated within short walking distance from 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, Deepdene and Dorking West are within proximity (0.9 miles), just a short 10-15 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11-minute walk) and The Priory (15-minute walk) at secondary level and St Pauls and St Martins 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, 27 South Street, Dorking, RH4 2HD.

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.





Parkway, RH4

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft
Garage = 32.8 sq m / 353 sq ft
Total = 147.6 sq m / 1589 sq ft

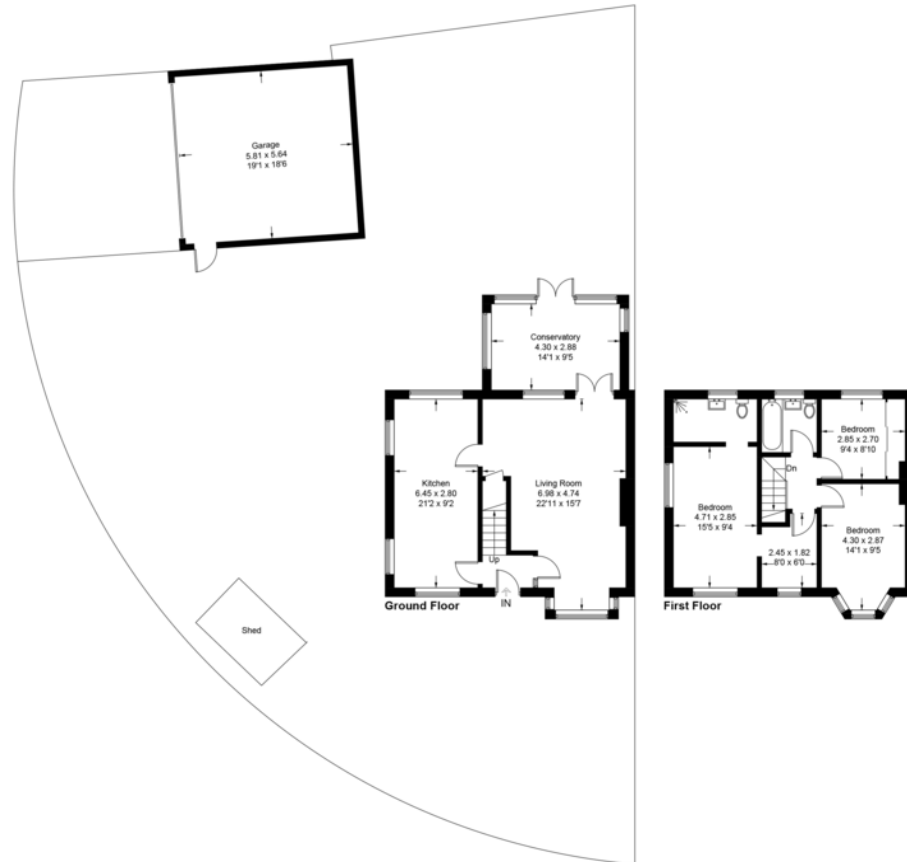


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097857)



EPC TBC

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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