



Hampstead Road, Dorking

Guide Price £189,950

EPC Rating '75'

- ONE DOUBLE BEDROOM
- CLOSE TO THE NOWER
- SHORT WALK TO TOWN CENTRE & TRAIN STATIONS
- MODERN KITCHEN
- PARKING
- COMMUNAL GARDEN
- BRICK STORAGE CUPBOARD
- 17'8 FT LIVING/DINING ROOM
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYER OR INVESTMENT PURCHASE



A well-presented one double bedroom first floor apartment with parking, located within walking distance of everything Dorking has to offer.

The communal area with stairs up to the first floor. A front door leads to the entrance hall with a storage cupboard and gives access to all the accommodation. The generous 17'7 ft front aspect sitting/dining room provides an excellent entertaining space. There is an archway through to a separate modern kitchen offering a range of eye and base level units, worktops and space for appliances. The master bedroom is an impressive double room. There is also good storage space in the airing cupboard, accessed within the bathroom. Completing the accommodation is the bathroom which has been updated in recent years with a modern white suite.

Leasehold

The property is a leasehold with 88 years remaining and a service charge of £346 per annum including ground rent. Full information is available upon request.

Garden, storage cupboard and Parking

The property benefits from access to a communal garden, mainly laid to lawn with mature shrubs to borders. There is resident parking space at the front of the property. The property benefits from a secure outside storage cupboard possible storage for bikes and garden furniture.

Council Tax & Utilities

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

Location

Hampstead Road is situated just on the outskirts 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 (1.4 miles), just a short 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 away) and The Priory 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

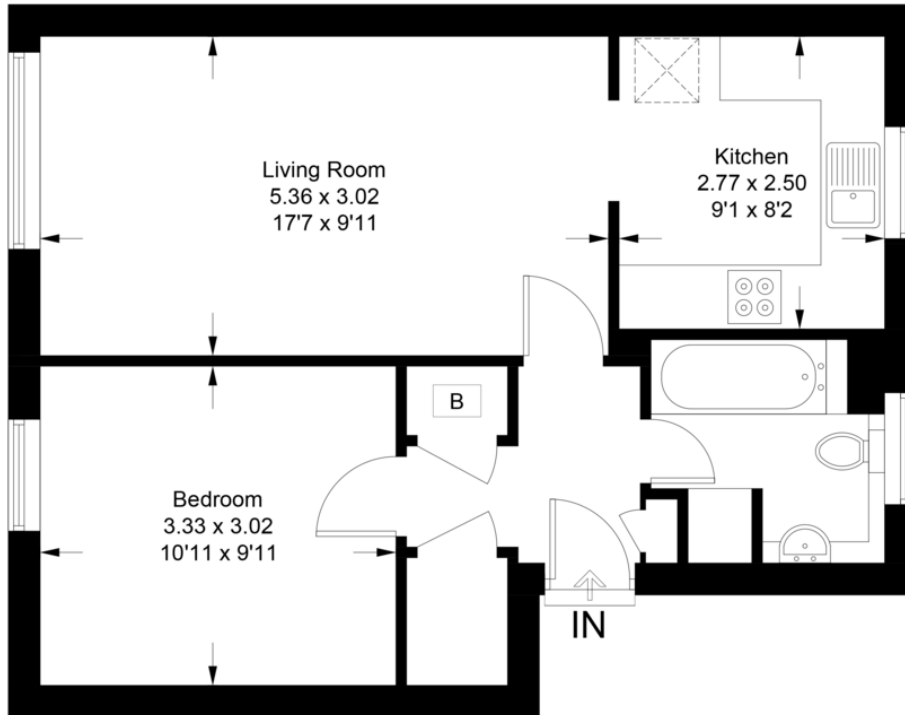
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Hampstead Road, RH4

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft



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. (ID1125523)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band B

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

