



Rough Rew, Dorking

OIEO £380,000

EPC Rating '55'

- THREE BEDROOM FAMILY HOME
- SPACIOUS ACCOMODATION OVER FOUR FLOORS
- LARGE KITCHEN/DINER
- PRIVATE SOUTH FACING REAR GARDEN
- AMPLE ON ROAD PARKING
- LARGE FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO DORKING TOWN CENTRE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP
- WITHIN A SHORT DRIVE OF THE MAINLINE TRAIN STATIONS



A superb three-bedroom, mid terraced home, located on the outskirts of the vibrant market town of Dorking, just a short drive to the train stations which have fantastic commuter links into London and the coast. Boasting over 925 sq ft of spacious accommodation across four floors and a delightful South facing garden, the property is conveniently ready to move into and must be viewed to be fully appreciated.

The well-presented property begins in the covered porch and leads into the central hallway providing access to the stairs and the W/C. The fitted kitchen which has been designed to maximise space, with a range of contemporary base and eye level units, worktops and space for a table and chairs. A short flight of steps lead down to the 16ft rear aspect living room, an excellent space with a large window overlooking the garden and allowing plenty of natural light to fill the space. Wooden flooring adds warmth whilst two floor to ceiling cupboards providing additional storage for smaller household appliances.

On the first floor there are two bedrooms, one is a single bedroom, the other is a double with built-in wardrobes and wonderful views out. Stairs lead up to the fourth floor where a large landing provides ample room for a desk, freeing up the bedrooms. The main bedroom is an impressive 14ft with built-in wardrobes and plenty of room for additional furniture. Finishing off the accommodation is the family bathroom, fitted with a white suite including a bath with overhead shower.

Another feature to this property is the new boiler, the addition of central heating and double-glazed windows throughout.

Outside

The garden is another stand out feature of the property and enjoys a sunny south facing position. Fully fence enclosed, the garden is mostly laid to lawn with a brick shed located close to the property which benefits from power. At the foot of the garden is a gate which leads to the road where there is ample parking for residents of Rough Rew.

Council Tax & Utilities

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

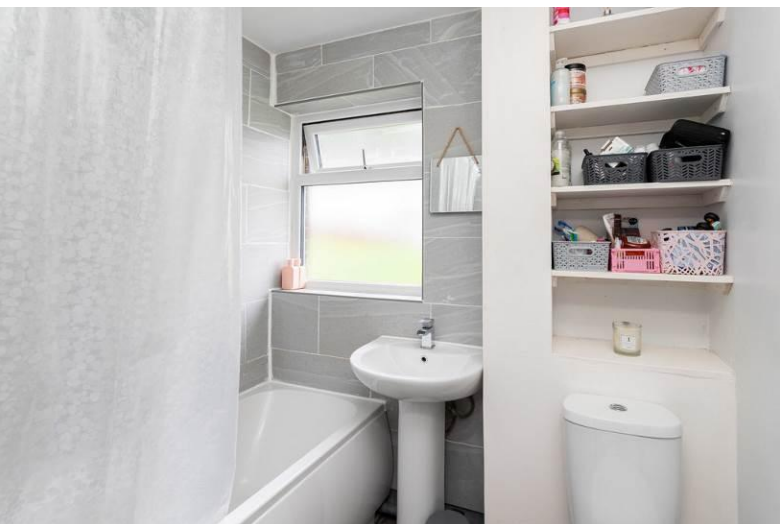
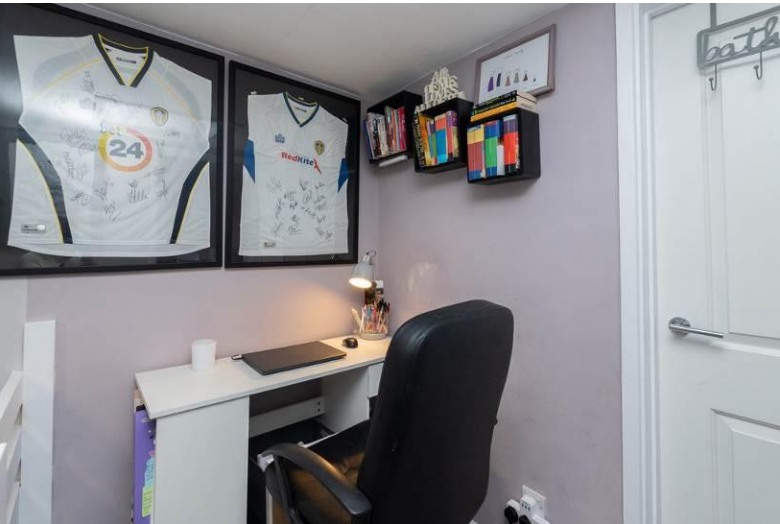
Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities and easy access for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity (1 mile). 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 and Denbies, England's largest vineyard, where they run daily tours.

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

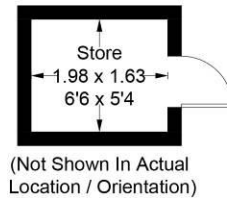
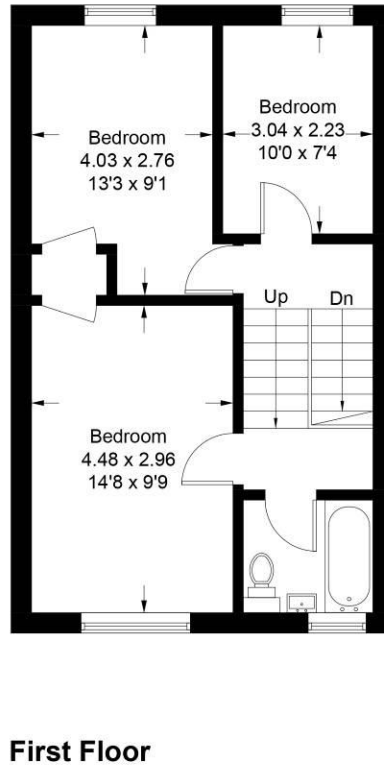
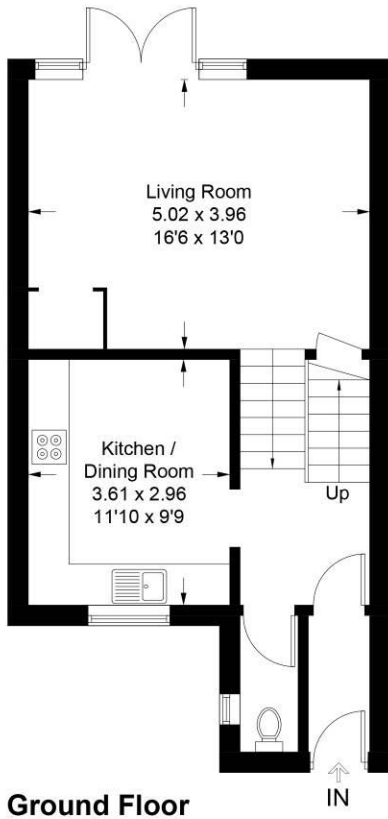
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Rough Rew, RH4

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Store = 3.3 sq m / 35 sq ft
 Total = 89.3 sq m / 961 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. (ID1130492)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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