

## Rough Rew, Dorking

Guide Price £280,000

EPC Rating '68'

- ONE DOUBLE BEDROOM
- END OF TERRACE BUNGALOW
- 13'6 x 11'10 LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- PRIVATE REAR GARDEN WITH OUTBUILDING
- DRIVING DISTANCE TO DORKING TRAIN STATIONS
- OFF ROAD PARKING
- SHORT DRIVE TO DORKING TOWN CENTRE
- FREEHOLD
- CLOSE TO MILES OF OPEN COUNTRYSIDE





A superb one double bedroom, end of terrace bungalow conveniently 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 a large corner plot, ample off-road parking and generous proportions, the property must be viewed to be fully appreciated.

The well-presented property begins in the hallway providing floor to ceiling, fitted storage, ideal for coats and shoes and leads into all key rooms. The front aspect fitted kitchen has been designed to maximise space, with base and eye level units complemented by ample worktop space and floor to ceiling pantry, increasing the kitchen's functionality. Adjacent is the bathroom, fitted with a white suite including a bath with overhead shower and useful vanity unit. Next is the 13ft rear aspect living/dining room which is an excellent space, with a large wall to wall window overlooking the garden, allowing plenty of natural light to fill the room. There is space for a small dining table and chairs as well as comfortable seating with a cupboard providing additional storage for smaller household appliances. A lean to, accessed directly from the lounge, provides fantastic additional storage space and leads out to the garden. The spacious double bedroom is also located at the rear of the property, offering garden views and a built-in wardrobe for added convenience. The property also benefits from a new boiler.

#### Outside

The garden is a standout feature of this property with an area of lawn at the front which leads round to the side of the bungalow. The fully fence enclosed rear garden features a full width patio and decking area, ideal for outdoor entertaining, with the rest of the garden laid to lawn. There is a brick shed located close to the property fitted with power and used by the current owners as a utility room. There is also a useful storage shed located to the foot of the garden. Parking is available in the communal spaces, close by.

#### 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

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.

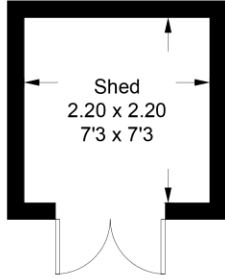
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.





## Rough Rew, RH4

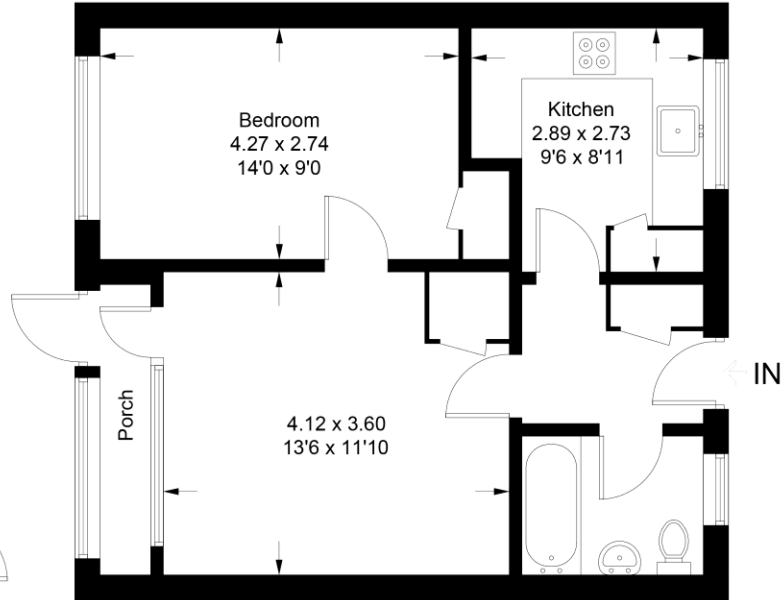
Approximate Gross Internal Area = 46.7 sq m / 503 sq ft  
 Outbuildings = 6.7 sq m / 72 sq ft  
 Total = 53.4 sq m / 575 sq ft



(Not Shown In Actual Location / Orientation)



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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. (ID1134558)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band B

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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