



## Nower Close West

Dorking

**Offers In Excess Of £550,000**

### Property Features

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- NO ONWARD CHAIN
- THREE BEDROOMS
- 17ft LIVING ROOM WITH DOORS OUT TO THE CONSERVATORY
- MODERN KITCHEN/ DINING ROOM
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- LOW MAINTENANCE SOUTH FACING REAR GARDEN
- DOWNSTAIRS W/C
- CAR PORT & VISITOR PARKING
- SHORT WALK TO POWELL CORDEROY AND THE PRIORY SCHOOLS
- CLOSE TO THE NOWER



# Full Description

**\*NO ONWARD CHAIN\*** A stylish three-bedroom semi-detached house offering over 980 sq ft of well-designed living space, complemented by a large, enclosed garden and convenient parking. Nestled within an exclusive development of just 11 homes on the outskirts of Dorking town centre, the property enjoys a prime location within walking distance of the High Street, mainline train stations, and sought-after schools, including Powell Corderoy and The Priory.

The home welcomes you with a covered porch leading into a central hallway, complete with W/C. To the front, the kitchen/dining room boasts a contemporary design, featuring a range of base and eye-level units and integrated Neff appliances, including a washer/dryer, dishwasher and an eye-level oven and grill. A charming bay window creates the perfect nook for a dining table and chairs and floods the room with plenty of natural light. The generous 17-ft living room is an inviting space, ideal for family gatherings and entertaining, with garden views and bi-folding doors that open into the conservatory. Thanks to its south-facing aspect, the conservatory is bathed in sunlight throughout the day and features French doors that lead directly to the garden patio.

Ascending the stairs, the first-floor landing offers a spacious feel and provides access to all rooms, as well as a handy airing cupboard. The rear-facing main bedroom enjoys tranquil garden views, ample built-in storage and an ensuite shower room. A single bedroom, currently used as a home office and a front-facing double bedroom with built-in wardrobes and views of Ranmore Common complete the sleeping quarters. A family bathroom with a white suite, including a bath and overhead shower, finishes the layout.

## Outdoor Space & Parking

The private rear garden has been thoughtfully designed for low maintenance and is accessible via a side store or directly from the conservatory. At the front, parking is provided under a covered carport, with additional designated spaces available for visitors within the development.

## Council Tax & Utilities

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

## Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 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 Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).

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

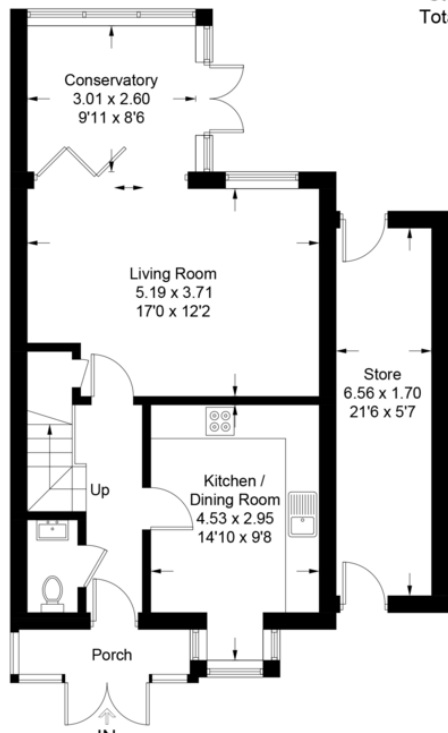
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items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



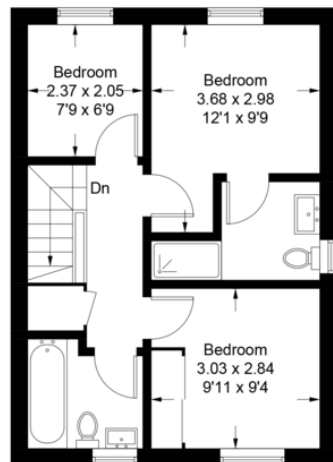


## Nower Close West, RH4

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft  
 Store = 11.4 sq m / 123 sq ft  
 Total = 103.2 sq m / 1111 sq ft  
 (Excluding Carport)



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1155206)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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 01306 776674

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