



Spital Heath, Dorking town centre

Offers In Excess Of £495,000

EPC Rating '74'

- THREE BEDROOMS
- NO ONWARD CHAIN
- 15 FT LIVING/DINING ROOM
- OFF ROAD PARKING FOR ONE CAR
- EAST FACING COURTYARD GARDEN
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LARGE KITCHEN/BREAKFAST ROOM
- CLOSE TO THE ASHCOMBE SCHOOL
- QUIET CUL DE SAC LOCATION



NO ONWARD CHAIN - A charming three-bedroom semi-detached home with an enclosed courtyard garden and off-road parking for one car. Perfectly positioned on the edge of Dorking, it's within easy walking distance of mainline train stations, the vibrant High Street, local amenities, and well-regarded schools, including The Ashcombe. Offering a blank canvas for new owners to add their personal touch, this property is also ready to move straight into.

The property begins in a spacious entrance hallway which provides access to the ground floor accommodation, including a convenient downstairs cloakroom and stairs leading to the first floor. The rear-aspect living/dining room is a versatile space for both relaxation and entertaining, with French doors opening into the courtyard garden, seamlessly blending indoor and outdoor living. The kitchen/breakfast room is well-appointed with a range of traditional base and eye-level units, ample worktop space and integrated appliances. Tiled flooring enhances both practicality and style.

Ascending to the first floor, you'll find three generously sized bedrooms. The main bedroom is a spacious double, complete with built-in wardrobes and a large ensuite shower room. The second bedroom, also a double, benefits from built-in storage, while the third bedroom is a bright and airy single. A modern family bathroom with a three-piece suite, including a wall-mounted shower over the bath, serves this level. There is also access to the fully boarded attic, fitted with a retractable ladder, making it an excellent and easily accessible storage space.

Outside

A path leads round to the front of the property and round to the side. The enclosed rear courtyard garden provides a peaceful, low-maintenance space - ideal for outdoor dining or entertaining. To the side of the property, a driveway offers off-road parking for one car.

Council Tax & Utilities

The council tax band is E. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Spital Heath is situated in 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 West, Dorking mainline and Deepdene railway stations are within close proximity 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 and The Priory at secondary level and St Paul's and St Martin's 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.

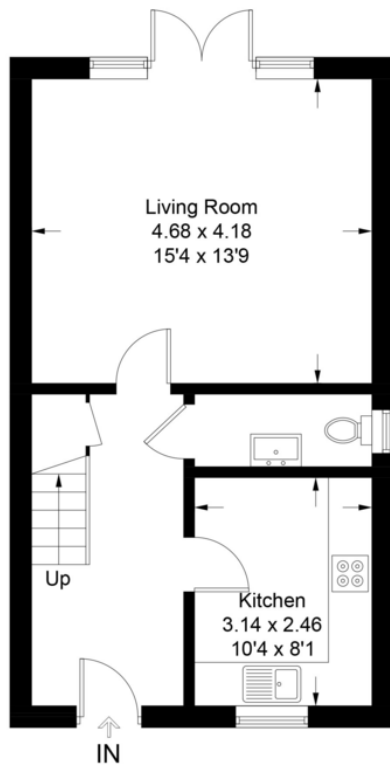
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

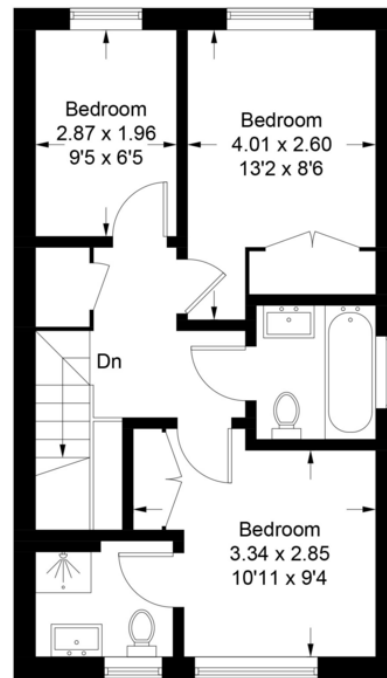


Broome Cottages, RH4

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



Ground Floor



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. (ID1180647)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

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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