

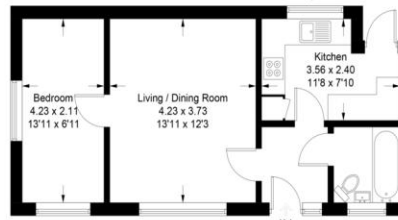
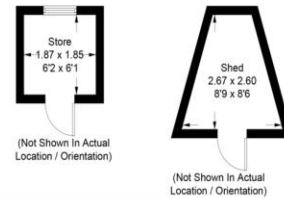




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Leith Grove, RH5

Approximate Gross Internal Area = 40.5 sq m / 436 sq ft
Store / Shed = 8.2 sq m / 88 sq ft
Total = 48.7 sq m / 524 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. (ID1241481)

Nestled in the charming semi-rural village of Beare Green, this beautifully refurbished one-bedroom link-detached bungalow offers a perfect blend of contemporary style and convenience. Finished to a high standard throughout, with new flooring and carpets, the property is ideal for first-time buyers, downsizers, or those seeking a low-maintenance home in a peaceful yet well-connected location.

The accommodation begins with a welcoming central hallway, providing access to all principal rooms. The spacious lounge/dining room is filled with natural light thanks to a large front-facing window and offers generous space for both seating and dining arrangements - perfect for relaxing or entertaining. The double bedroom is positioned just off the lounge and benefits from ample floor space for a wardrobe and additional bedroom furniture. At the rear of the property is a recently refitted kitchen with a contemporary finish, ample worktop space, fitted units, new washing machine and fridge and room for other freestanding appliances, along with a door leading out to the garden. The bathroom has been fully refitted with a modern white suite with stylish tiles.

Outside, the property enjoys a private driveway, providing off-road parking, and at the rear is a low-maintenance garden, split into two spaces patio. A brick store outbuilding with power, which could be converted into a home office with some work. There is also an additional shed, ideal for storage.

Council Tax & Utilities

The council tax band is C. The property is connected to mains water, drainage and electricity. The broadband is a FTTC connection.

Location

Leith Grove is situated in the picturesque village of Beare Green, which offers everything for day-to-day needs with a range of shops, café, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3-minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.