



Leslie Road

Pixham, Dorking

Guide Price £599,950

Property Features

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN/DINING ROOM WITH DOORS TO GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- FAMILY BATHROOM
- PRETTY REAR GARDEN
- OUTSKIRTS OF DORKING TOWN CENTRE
- SHORT WALK FROM DORKING MAINLINE STATIONS
- SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE



Full Description

A beautifully presented three-bedroom mid-terrace home offering bright, spacious accommodation, a delightful Southwest facing garden and newly improved frontage with off-street parking for 2–3 cars. Tucked away in a peaceful position just a few minutes' walk from Dorking's mainline train stations, the High Street and miles of stunning open countryside, this property combines convenience with a tranquil setting.

The current owners have thoughtfully updated and reconfigured the property, including new flooring to the lounge and office, creating a neutral and calm feel that flows seamlessly through the home. The result is a bright, versatile layout perfectly suited to modern family living.

Upon entering, you are welcomed by a warm and inviting entrance hall setting the tone for the rest of the property. The front aspect sitting room has been designed to take in the stunning views over Boxhill, with space for a large suite and doors, it is a peaceful and relaxing space. Sliding pocket doors open into the generous, office, a versatile room which was previously set up as a family/playroom. The updated kitchen is fitted with a range of modern, high gloss cabinets, complemented by ample work surface space and a full selection of integrated appliances, offering both style and practicality. There is also space for a large freestanding fridge/freezer. The kitchen flows effortlessly into the conservatory, a wonderful addition that enjoys an abundance of natural light and direct access to the garden. Versatile in its use, the conservatory could serve as a dining area, family room or entertaining space.

Stairs rise from the hallway to the first-floor landing, providing access to all bedrooms and the loft hatch. The rear aspect principal bedroom is a generous 12'2 ft and benefits from built-in wardrobes and views over the garden. Bedrooms two and three are both well-proportioned doubles with lovely views over Boxhill. A contemporary family bathroom fitted with a modern white suite, including both a separate bath and recently updated shower, is finished with stylish tiling.

Outside, the property has been further enhanced by the addition of a new driveway to the front, providing valuable off-street parking for 2–3 cars. The South West facing rear garden is another standout feature, beginning with a full-width patio accessed directly from the conservatory, perfect for outdoor dining, before steps lead up to a generous lawn. The garden is fully enclosed, creating a sense of privacy.

Council Tax & Utilities This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity.

Location Leslie Road is situated just on the outskirts of 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 main railway station is within close proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. 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) and is ideal for the walking and riding enthusiast. Together with Denbies Wine Estate (England's largest vineyard) with its popular restaurant, vineyard tours, gift shop and hotel.

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.





Leslie Road, RH4

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID677302)

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COUNCIL TAX BAND E

TENURE Freehold

LOCAL AUTHORITY

Mole Valley District Council



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