



## Mount Street, Dorking

Guide Price £425,000

EPC Rating '68'

- NO ONWARD CHAIN
- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- LOW MAINTENANCE PRIVATE REAR GARDEN
- ON STREET PARKING
- DORKING TOWN CENTRE
- STYLISH FAMILY BATHROOM
- SHORT WALK TO MAINLINE STATIONS
- CLOSE TO LOVELY COUNTRYSIDE WALKS



**\*NO ONWARD CHAIN\*** A modern and well presented two double bedroom home offers bright, well-proportioned accommodation throughout and benefits from a private, low-maintenance rear garden. Ideally located in the heart of Dorking, a short walk to the High Street, mainline train stations and plenty of countryside walks. This home is ready to move into, making it an ideal purchase for first time buyers, investors or downsizers.

The property opens into a hallway which leads to a downstairs W/C and all key rooms. The front aspect lounge offers a bright and inviting space with a pleasant outlook to the front. Neutral décor and fitted carpeting create a warm and comfortable environment, with plenty of space for a large suite. Next is the dining room which features built-in shelving and a useful recessed alcove provide additional storage and display options with stairs leading up to the first floor. The modern fitted kitchen, thoughtfully designed with a range of shaker style wall and base units is complemented by contrasting worktops and metro-style tiled splashbacks. There is ample storage and work surface space, inset sink and drainer and room for freestanding appliances, creating a practical yet stylish cooking area. A door from the kitchen leads into a small utility space which provides direct access to the rear garden, allowing for easy indoor-outdoor living.

Upstairs, the property offers two well-proportioned double bedrooms, both featuring built-in storage. The bathroom is fitted with a modern white suite and includes both a full size bath and separate shower cubicle.

#### Outside & Parking

The private rear garden has been designed with ease of maintenance in mind, laid mainly to shingle and enclosed by timber fencing. With space for seating and a selection of potted plants adding colour, it provides a peaceful setting for relaxing or entertaining. There is on road parking on Mount Street which currently does not require a permit.

Further benefits include double glazing and a modern finish throughout.

#### Council Tax & Utilities

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

#### Location

Mount Street is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities. Dorking mainline and Deepdene railway stations are within close proximity, just a short walk away 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 Hall 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 Pauls and St Martins 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.

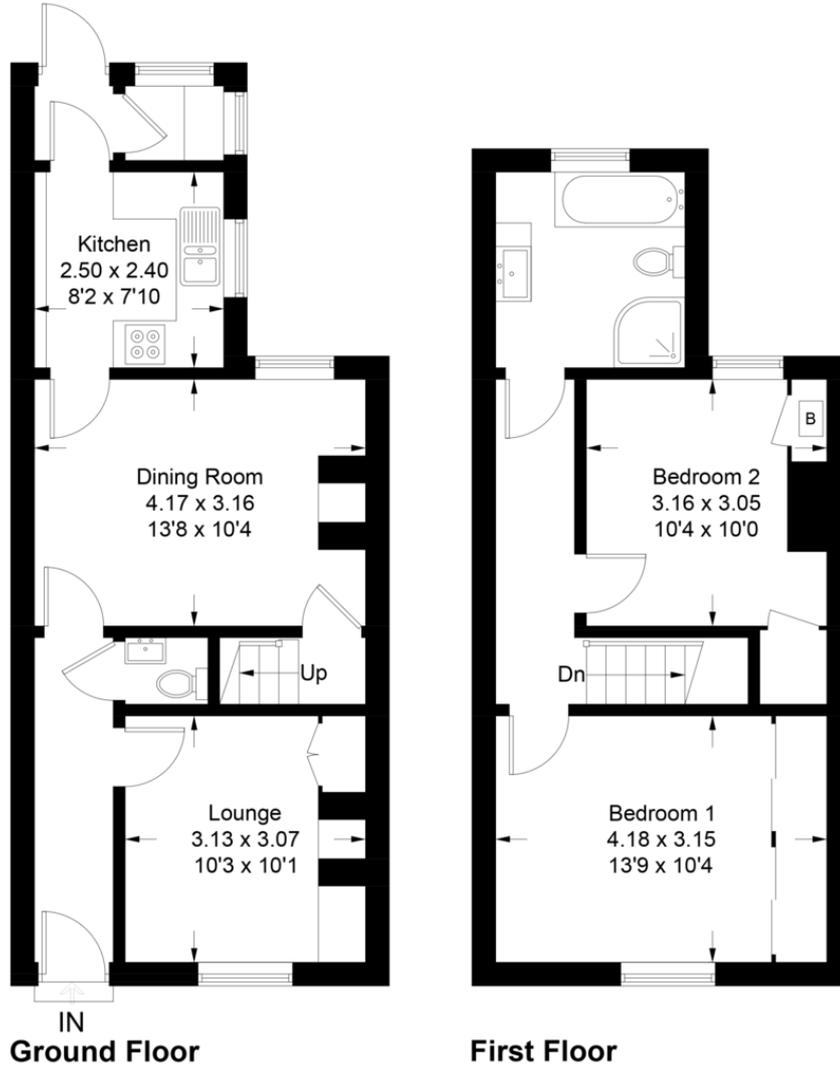
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.



## Mount Street, RH4

Approximate Gross Internal Area = 77.0 sq m / 829.8 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. (ID1282135)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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