



Harrow Road East

Dorking

Guide Price £599,950

Property Features

- THREE BEDROOMS
- DUAL ASPECT LIVING ROOM
- UPDATED THROUGHOUT
- SEPARATE DINING ROOM
- PERIOD & CHARACTER FEATURES
- SHOWER ROOM & EN SUITE BATHROOM
- PRETTY TIERED GARDEN
- COVERED CAR PORT
- SOUGHT AFTER ELEVATED POSITION
- SHORT WALK TO THE HIGH STREET & MEADOWBANK PARK



Full Description

A beautifully maintained and distinctive three-bedroom home, recently updated throughout, offering the perfect balance of stylish living with charming period features along with a pretty garden and off-street parking. Ideally positioned on the slopes of Tower Hill, it enjoys easy access to all that Dorking town has to offer and falls within the St Paul's school catchment area.

Steeped in history, Fernbank was once a Victorian pumping station supplying water to homes on Tower Hill, before being thoughtfully converted into a unique residence. Today, it effortlessly combines period charm with contemporary style. From the moment you step inside, the home welcomes you with warmth and character.

The accommodation begins with a bright dual-aspect living room, complete with attractive shelving and a characterful open fireplace that creates a cosy, inviting atmosphere. Across the hall, the well-proportioned dining room enjoys lovely garden views with a second open fireplace and provides an ideal setting for entertaining. At the heart of the home is the kitchen/breakfast room, a lovely light space, enhanced by a skylight and French doors opening onto the garden. The kitchen is fitted with a range of modern, floor-to-ceiling units, generous worktop space, room for appliances and a handy understairs storage cupboard. A downstairs cloakroom completes the ground floor.

Upstairs, the landing leads to three well-sized bedrooms. The principal bedroom is a spacious double with built-in wardrobes and its own en-suite bathroom. Original arched windows frame the garden views and flood the space with lots of natural light. The second bedroom is another comfortable double, while the third, currently used as a study, is a generous single. A stylish, newly fitted shower room serves the remaining bedrooms.

Outside, the property benefits from a covered car port to the front, with steps leading through a pretty garden up to the house. To the rear, the tiered garden has been thoughtfully landscaped to create a peaceful and private retreat. It features a lawn and patio area directly accessed from the house, ideal for outdoor entertaining, surrounded by a variety of mature trees, shrubs, and well-stocked planting beds that provide year-round interest.

Council Tax and Utilities

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

Location

Harrow Road East 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 mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute 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 (11 minute walk away) 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.

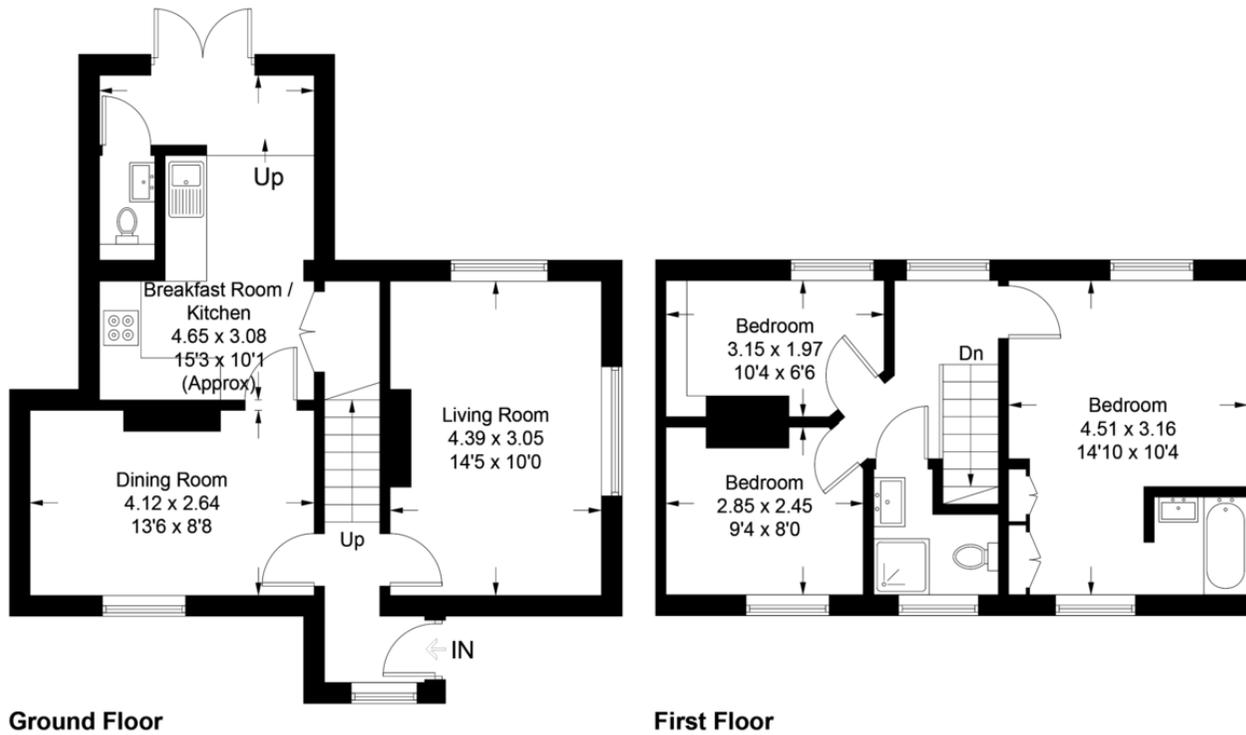
VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ. FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings. MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Harrow Road, East, RH4

Approximate Gross Internal Area = 84.4 sq m / 908 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. (ID704874)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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 are 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

