



Chalkpit Lane, Dorking

Guide Price £550,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- BAY FRONTED SITTING ROOM
- DELIGHTFUL FRONT & REAR GARDENS
- MODERN BATHROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO THE ASHCOMBE SCHOOL
- SHORT WALK TO THE TRAIN STATIONS
- WALKING DISTANCE FROM THE HIGH STREET



Full Description

NO ONWARD CHAIN An extended and beautifully presented three-bedroom house offering bright, spacious accommodation and a delightful garden. Situated within walking distance to everything the wonderful town of Dorking has to offer including the High Street, excellent schools, Meadowbank Park, mainline train stations and stunning open countryside.

The accommodation is traditionally arranged over two floors starting in the spacious entrance hall with under stairs storage cupboard and stairs rising to the first floor. The sitting room is a cosy yet bright room with bay fronted window allowing plenty of natural light in and room for a large suite. The impressive new kitchen/dining room has been designed to be the heart of the home with lantern window and bi-folding doors opening into the garden allowing plenty of natural light to flood in, perfect for entertaining with family or friends. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by oak worktops, all the expected integrated appliances and useful breakfast bar. Completing the ground floor is the downstairs cloakroom.

From the hallway, stairs rise up to the first-floor landing which benefits from a window allowing natural light to flow through. The main bedroom is a generous 13'3 x 9'1 ft offering plenty of space for wardrobes and a bay window. Bedroom two is another good-sized double. In addition, there is a single 3rd bedroom which could be used as a home office if desired. Finishing off the first floor is the bathroom completed with a modern white suite and stylish tiling.

Outside

Towards the front there is a pretty front garden with raised beds and pathway leading to the front door. The landscaped back garden is yet another wonderful feature to this property offering a generous area of lawn bordered by well-stocked flower beds. The whole garden is fence enclosed creating a sense of privacy with space for a large storage shed located towards the back and useful side access gate. There is also a very useful rear access service road behind.

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 (ADSL/Cable/FTTC/FTTP) connection.

Location

Situated within short walking distance from 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, 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. 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, 27 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

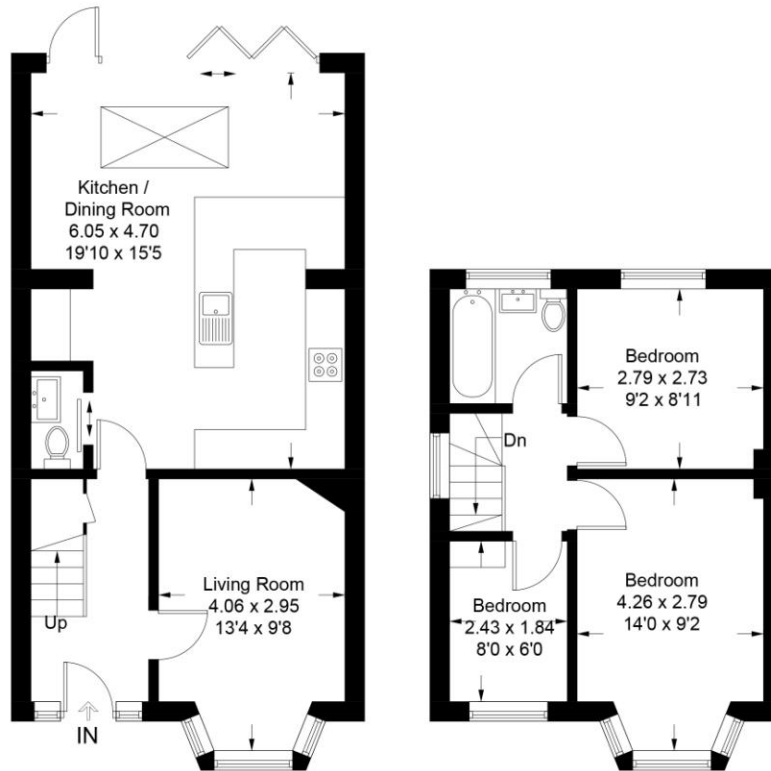
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Chalkpit Lane, RH4

Approximate Gross Internal Area = 79.3 sq m / 853 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. (ID1122384)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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