Claygate Road, Dorking RH4

- Three bedrooms
- Living room with pretty views
- Dining room
- Modern integrated kitchen

Guide price £425,000

- Family bathroom
- Delightful landscaped garden
- Garage & off road parking
- Beautifully presented & updated accommodation

- Close by to beautiful open countryside
- Walking distance from high street, train stations & schools
A recently updated and extend, three-bedroom semi-detached family house offering bright, flexible accommodation with a delightful landscaped rear garden backing onto woodlands and garage.

This property occupies a prominent, elevated position enjoying glorious views and is situated just on the outskirts of Dorking town centre, yet within walking distance from the high street, schools and mile of unspoilt open countryside.

Upon entering the property, you are greeted by the spacious entrance hall providing access to all the ground floor accommodation, large storage cupboard and stairs up to the first floor. The front aspect sitting room is an excellent 10’11 ft offering plenty of space for entertaining guests and benefits from a large window enjoying pretty views towards Leith Hill. Flowing through into the dining room which is another well-proportioned room with a charming log burner creating a warm, cosy ambiance. In addition, the current owners have cleverly built in a useful tucked away study area before French doors open out directly into the back garden. The modern kitchen has been fitted with an array of floor to ceiling high-gloss units complemented by ample worktop space and selection of integrated appliances including a fridge/freezer, oven and dishwasher. There is also a useful back door leading to the garden. Completing the ground floor is the updated family bathroom fitted with a modern white suite.

From the hallway, stairs rise up to the first floor landing which in turn provides access to all the upstairs accommodation and loft hatch.

As you can see from the floor plan, the master bedroom is a very generous 14’5 ft with French doors with glass Juliet balcony to give an unspoilt view of garden. Bedrooms two is another good-sized double which also overlooks the garden. Bedroom is a large than average single room and enjoys a wonderful view. The first floor is completed with the very useful upstairs WC.

Outside
To the front there is a pretty garden bordered by a selection of flower beds and shrubs, before steps leading up to the front door. There is also a driveway that leads to the garage.

The landscaped back garden is yet another wonderful feature to this home which has been cleverly designed, catering for all needs to any growing family as well as offering excellent space for outdoor entertaining and al fresco dining. The current owners have put in many hours creating a beautiful enclosed environment with an inviting array of shrubs and well-stocked raised flower beds bursting with colour. There is a wonderful raised terrace where splendid views can be enjoyed. In addition, there is a garden shed.

Garage
Another excellent advantage is the garage offering further parking as well as power and lighting.

Location
Claygate 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 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 norther 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.
COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY
Mole Valley District Council