



## Leslie Road, Pixham

Guide Price £525,000

EPC Rating '71'

- Three bedrooms
- Impressive living room
- Updated kitchen
- Conservatory/dining room
- Beautifully presented throughout
- Family bathroom/shower room
- Delightful front & back gardens
- Short walk to Dorking town centre
- Short walk from Dorking's mainline train stations
- Surrounded by beautiful open countryside





A beautifully presented three bedroom mid-terrace house offering bright, spacious accommodation and a delightful back garden. Situated in a peaceful, tucked away position within a few minutes' walk from two of Dorking Mainline train stations, the High Street and miles of stunning open countryside.

The current owners have updated the property throughout offering bright, versatile accommodation which flows beautifully, ideal for modern day family living. As soon as you step through the front door into the entrance hall, you are met with the warm welcoming feel that this home offers. The accommodation begins with the impressive 23'10 ft sitting room which has been designed to be the heart of the home before flowing through into the conservatory, ideal entertaining friends or family. The conservatory is a lovely bright space with plenty of natural light flooding in, benefiting from doors into the garden and could have many different uses including a dining room or separate family room. Completing the ground floor is the updated kitchen fitted with an array of modern floor to ceiling units complemented by a ample work surfaces space and a full range of integrated appliances.

From the hallway, stairs rise 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 rear aspect master bedroom is a generous 12'2 ft with built in wardrobes. Bedrooms two and three are both good-sized front aspect doubles with built in storage. The family bathroom fitted with a modern white suite including a separate bath and shower completes the accommodation.

#### Outside

To the front of the property, there is a pretty garden offering an area of lawn and pathway to the door.

The South West facing back garden is yet another wonderful advantage to this home offering a full width patio accessed directly from the conservatory before steps lead to a generous area of lawn. The whole garden is enclosed creating a sense of privacy with an inviting array of trees, shrubs and well stocked flower beds.

#### 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, gifts hop and hotel.

**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.





## Leslie Road, RH4

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

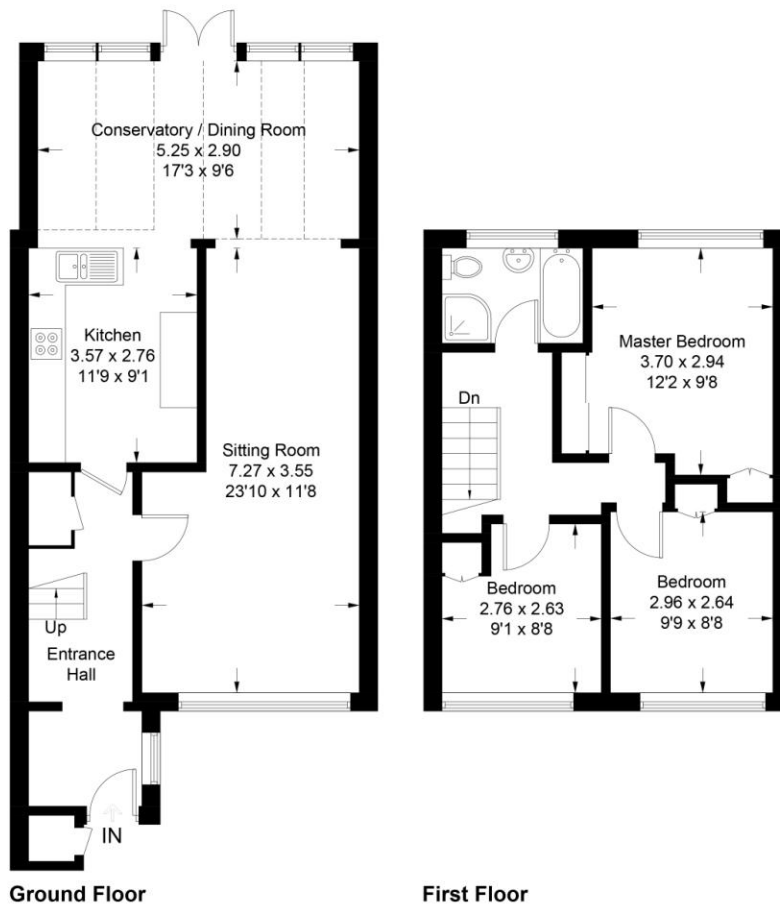
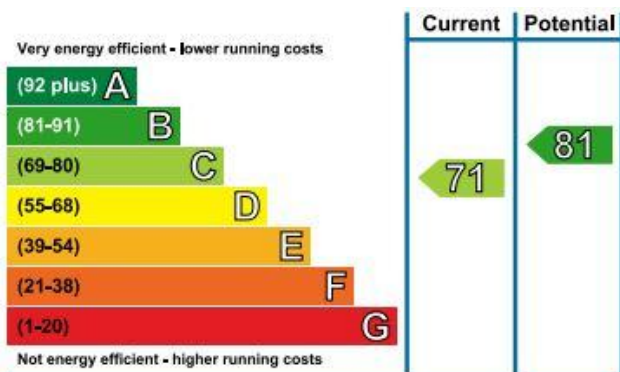


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID677302)



### COUNCIL TAX BAND

Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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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 and 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