



Fairfield Drive

Dorking, RH4

Guide Price £580,000

Property Features

- Three bedrooms
- Potential to extend STPP
- Impressive kitchen/dining/family room
- Separate living room
- Family bathroom & downstairs cloakroom
- Driveway parking
- Delightful back garden
- Beautifully presented & updated throughout
- Next to Meadowbank Park
- Short walk from mainline stations, excellent schools & high street

Full Description

A beautifully presented three-bedroom semi-detached house offering bright, spacious accommodation with a delightful garden. Situated within the highly sought after 'Fairfield Drive' close by to Meadowbank Park, The Ashcombe, St Martins school, Dorking high street and mainline train stations.

This wonderful family home has been meticulously updated throughout in recent years now offering immaculate accommodation which flows beautifully, ideal for modern day family living. The accommodation begins with the entrance hall providing useful under stairs storage and access to the downstairs cloakroom. The well-proportioned front aspect 12'8 ft living room benefits from attractive shelving and a charming feature fireplace creating a warm, cosy ambience. A particular feature of the property is the fabulous 20'4 ft open plan kitchen/dining/family room which has been designed to be the heart of the home enjoying pleasant views across the back garden through the bi-folding doors. The kitchen itself has been fitted with a selection of floor to ceiling contemporary gloss units complemented by ample worksurface space, integrated Neff appliances and a useful breakfast bar island.

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 measurements, the master bedroom is a very spacious 12'8 ft with built in wardrobes and pretty bay window. Bedroom two is another generous double overlooking the back garden. The third bedroom is a good-sized single which could alternatively be used as a study if preferred. Completing the first floor is the family bathroom which has been beautifully updated, fitted with a modern white piece suite and stylish tiling.

Another excellent advantage is the potential to extend into the loft STPP to create a fourth bedroom with en suite like many others have along the road.

Outside

Towards the front of the property there is a front garden bordering the private drive offering parking for two cars. To the side, there is a useful side access gate.

The delightful back garden is yet another wonderful benefit to this home including an extensive area of lawn and a full width patio, ideal for al fresco dining or simply enjoying on a warm summer's day. The whole garden is fully enclosed creating a sense of privacy with an inviting array of shrubs and well stocked flower borders.

Location

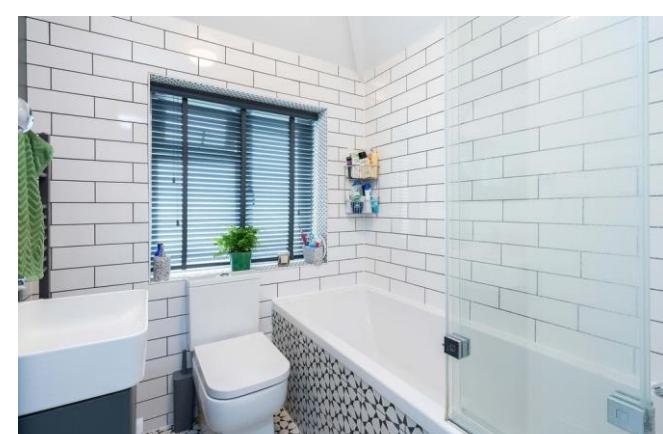
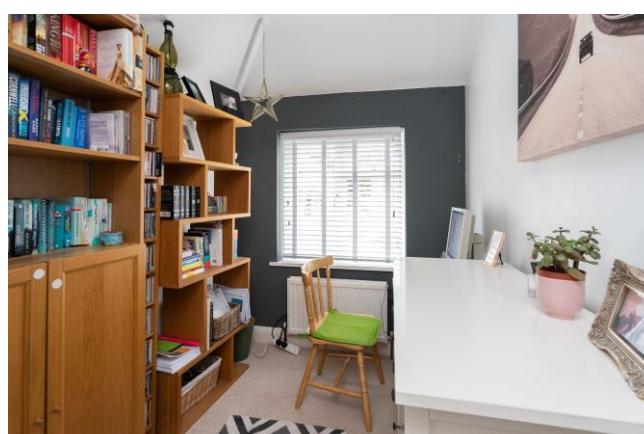
Fairfield Drive is situated within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.3 miles), just a short 6 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 (7 minute walk away) 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, Dorking, RH4 2JZ.

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

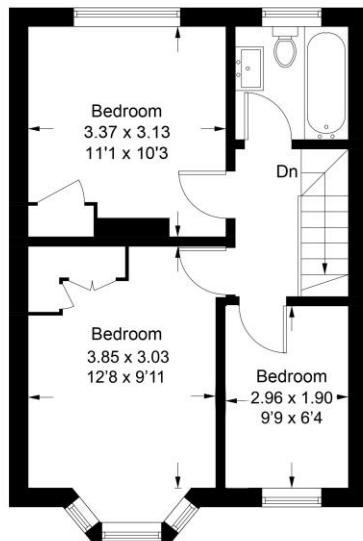
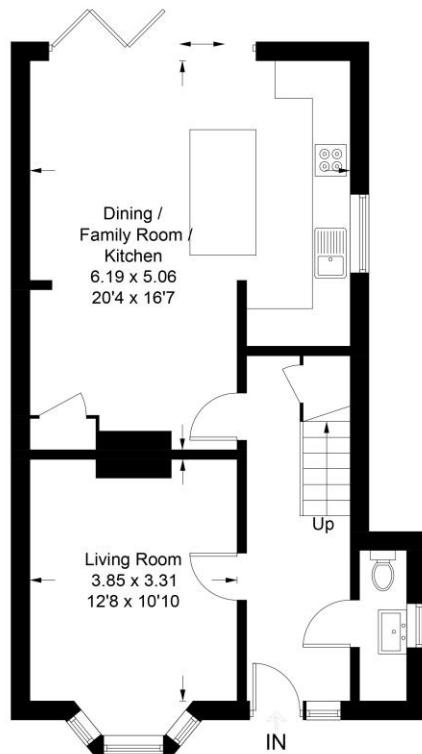
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract





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Approximate Gross Internal Area = 93.9 sq m / 1011 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. (ID698910)

COUNCIL TAX BAND

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 and 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

