



Highbanks

Harrow Road East, Dorking, RH4

Guide Price £595,000

Property Features

- Three bedrooms
- 18ft dining room
- Living room with beautiful views
- Kitchen/utility room
- Family bathroom & downstairs cloakroom
- Pretty front & back gardens
- Beautiful views across Dorking to Ranmore
- Garage & a parking space
- Sought after elevated position
- Close by to excellent schools, stations & the High Street



Full Description

A delightful three-bedroom Georgian style detached house offering bright, flexible accommodation with lovely views, a landscape garden and a garage. The property occupies a prominent, elevated position situated along the sought-after Harrow Road East, close by to everything Dorking has to offer including excellent schools, the High Street, mainline stations and beautiful open countryside.

The property is accessed via several steps through the pretty front garden leading you to the front door. The accommodation begins in the entrance hall before opening through into the front aspect living room which is an impressive 16'11 ft enjoying wonderful views through the bay window towards Ranmore and further benefits from a charming log burning stove. Flowing through double doors into the dining room, another excellent 18'11 ft benefiting from French doors opening into the back garden, creating the ideal space for entertaining guests. Next is the kitchen fitted with an array of floor to ceiling units complemented by ample work surface space and room for all the expected integrated appliances. In addition, there is a useful utility area with a range of units, space for washing appliances and a useful back door to the garden. Completing the ground floor accommodation is the downstairs cloakroom.

Stairs rise to the first floor landing providing access to all the upstairs accommodation and loft hatch. As you can see from the measurements, the master bedroom is a well-proportioned 11'11 ft enjoying beautiful views through the Juliette balcony and further benefits from a large built in wardrobe. Bedroom two is another excellent double and bedroom three is a spacious single, both benefiting from built in wardrobes. The family bathroom fitted with a white suite completes the accommodation

Outside

To the front there is a pretty garden with 40 steps leading to the door and a useful side access gate.

The tiered back garden is yet another wonderful benefit to this home which has been cleverly designed offering a generous area of lawn and full width patio accessed directly from the house before steps lead to a second section of terrace, ideal for al fresco dining or entertaining. The whole garden is enclosed creating a sense of privacy with an inviting selection of trees, shrubs and well-stocked beds.

Garage & parking

The property benefits from a garage with power and a parking space in front.

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 norther outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

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

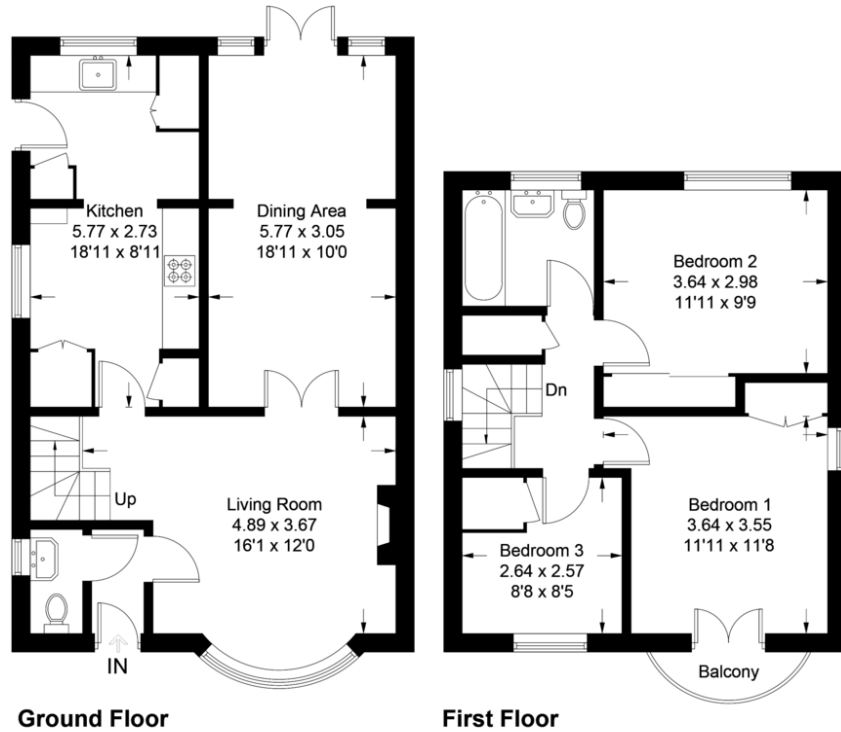
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract





Harrow Road, RH4

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft



EPC Graph

COUNCIL TAX BAND

Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

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

