



**S** Seymours



## Mount Street

Dorking

- One double bedroom
- Large reception room
- Fitted kitchen
- Stylish bathroom

- Close to everything Dorking offers
- Own front door
- Long lease
- Period features

Offers In Excess Of £250,000

EPC Rating '61'

- Short walk to train stations
- Log burner



A beautifully presented double bedroom maisonette offering bright, spacious accommodation. Situated in the heart of Dorking within walking distance from everything the town has to offer including the High Street, train stations, excellent schools and miles of beautiful open countryside.

The property starts with its own front door and a useful entrance hall with stairs to the first floor. The spacious reception room provides plenty of space for all your furniture, further benefitting from a feature fireplace with log burner, creating a lovely cosy ambience. The updated kitchen offers a range of floor to ceiling fitted units complemented by ample worktop space and room for all the expected appliances. The bathroom offers a modern white suite with stylish tiles. Across the hall is the impressive Master bedroom which is a generous double with built in storage.

#### Share of Freehold

The property is Share of Freehold with a 996 year lease. Full information is available upon request.

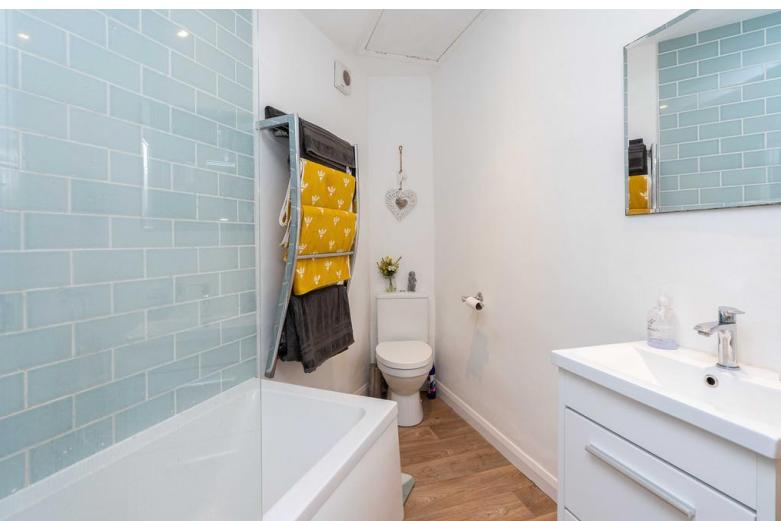
#### Location

Mount Street 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 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe (10 minute walk away) and The Priory at secondary level and St Paul's and St Martin's (2 minute walk away) 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.

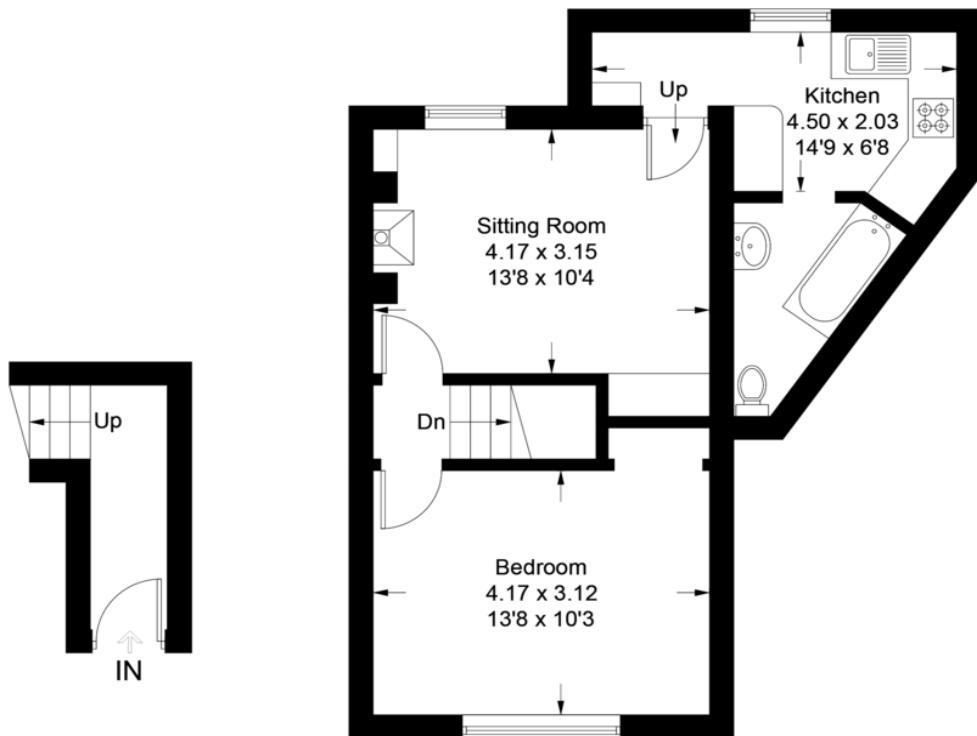
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



## Mount Street, RH4

Approximate Gross Internal Area = 48.5 sq m / 522 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. (ID711270)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	62   D
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley

### CONTACT

27 South Street, Dorking,  
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