



S Seymours



Parkway, Dorking RH4

Offers In Excess Of £500,000

- Three bedrooms
- 23'9 ft reception room
- Spacious kitchen
- Potential to extend STPP
- No onward chain
- Family shower room
- Delightful garden
- Private drive & detached garage
- Near by to Meadowbank Park
- Close to excellent local schools, High Street & mainline train stations



An exciting opportunity to purchase a three bedroom end terrace house which has been well loved over the years, now offering plenty of potential for a new owner to update and extend STPP. Situated within the highly sought after 'Parkway', just a few moments away from everything the wonderful town of Dorking has to offer including the high street, excellent schools, Meadowbank Park, mainline train stations and stunning open countryside.

The accommodation is traditionally arranged across two floors starting in the entrance porch before opening through into the spacious entrance hall with useful under stairs cupboard and stairs to the first floor. Next is the impressive 15'9 ft front aspect reception room offering the ideal entertaining space and further benefits from a large bay window allowing plenty of natural light to flow in. Completing the ground floor accommodation is the kitchen which has been fitted with an array of units complemented by ample work surface space and room for all the expected appliances. In addition, there is a back door opening into the garden.

From the hallway, stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation and loft hatch. The front aspect master bedroom is a generous 14'3 ft with a pretty bay window and a built in wardrobes. Bedroom two is another spacious double with built in wardrobes. The third bedroom is a good-sized single which could alternatively be used as a study if preferred. The family shower room fitted with three-piece suite completes the accommodation. Another advantage is the potential to extend into the loft STPP, like many others along the road.

Outside

To the front there is a private drive offering parking for several cars and access to the detached garage with power and lighting.

Location

Parkway is situated within short walking distance from 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, Deepdene and Dorking West are within close proximity (0.9 miles), just a short 10-15 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk) and The Priory (15 minute walk) 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.

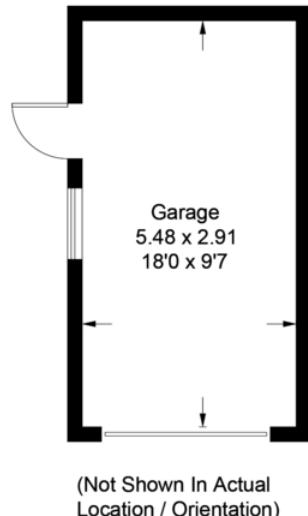
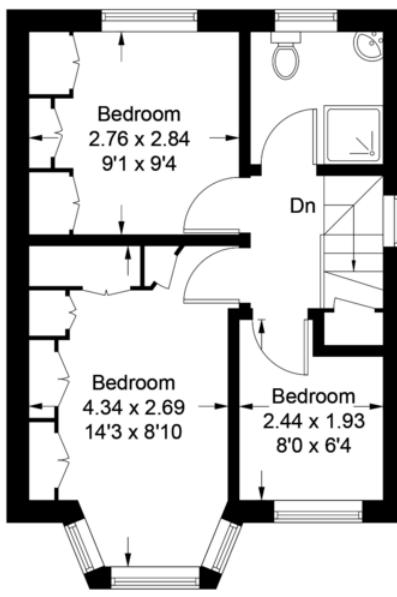
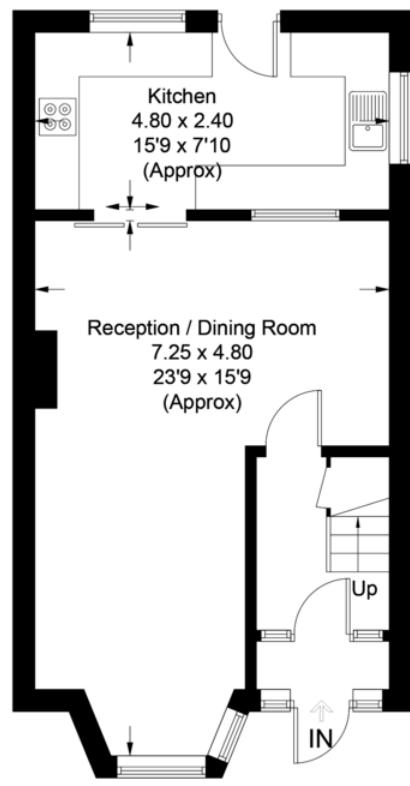
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



Parkway, RH4

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 92.4 sq m / 994 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID715945)

EPC - TBC

COUNCIL TAX BAND

Tax band E

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

