



## Croft Avenue

Dorking, RH4

**Guide Price £795,000**

### Property Features

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- No onward chain
- Four bedroom detached house
- Two excellent reception rooms
- Spacious kitchen
- Downstairs shower room
- Family bathroom & en suite to master
- Delightful back garden
- Garage & private driveway
- Close by to The Ashcombe & St Martin's Schools
- Short walk from Dorking High Street & mainline train stations





## Full Description

An exciting opportunity to purchase a four bedroom detached house offering 1750 sq ft of bright, versatile accommodation with a delightful garden and no onward chain. The property occupies a prominent corner position along the highly sought after private road 'Croft Avenue' which is just a few moments away from everything Dorking town centre has to offer including mainline train stations, The Ashcombe School and the High Street.

As soon as you step through the front door you are instantly impressed by the amount of space on offer, there is no surprise that this has been a much loved family home for many years which now offers a new owner plenty of potential to update and extend STPP. From the entrance hall the accommodation flows beautifully, ideal for modern day family living starting with the impressive 21'4 ft dual aspect living room, designed to be the heart of the home and further benefits from French doors opening into the garden creating a lovely bright, airy space. Next is the dining room, another well-proportioned room overlooking the back garden, creating the ideal space for entertaining guests. The kitchen has been fitted with a selection of floor to ceiling units complemented by ample work surface space, room for all the expected appliances and back door opening into the garden. Completing the ground floor accommodation is the downstairs shower room and separate cloakroom.

From the hallway, stairs rise to the spacious second floor landing providing access to all the upstairs accommodation. As you can see from the measurements, the master bedroom is an excellent 15'1 ft with built in wardrobes and private en suite bathroom. Bedrooms two, three and four are all good-sized doubles with built in wardrobes. The family bathroom fitted with a three piece suite and separate WC completes the accommodation.

### Outside

To the front of the property, there is a private gravel driveway offering parking for several cars in front of the double garage and pathway to the door.

The delightful back garden is yet another wonderful advantage to this home offering an extensive area of lawn wrapping around the property and a full width patio – ideal for al fresco dining or simply enjoying during the warmer months. The whole garden is fence enclosed creating a sense of privacy with an inviting array of trees and shrubs. In addition, there is a further section of terrace to the side providing access to a large garden shed and side access gate.

### Garage 17'11 x 14'5 ft

Another advantage is the double garage offering power and lighting.

### Location

Croft Avenue is a highly desirable private road 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 within close proximity (0.2 miles), just a short 4 minute stroll away offering direct services into London Victoria and London Waterloo in approximately 50 minutes. Dorking West station is approximately (0.8 miles) a 15 minute walk away. 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 selection of very good schools including The Ashcombe which is a very convenient 1 minute walk away and The Priory at secondary level with St Martins and St Pauls at primary level. The property is nestled within the Surrey Hills which is classed as an area of outstanding natural beauty, the general area is famous for its stunning 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, 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





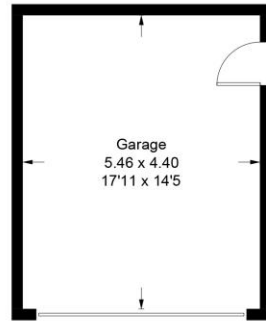


## Croft Avenue, RH4

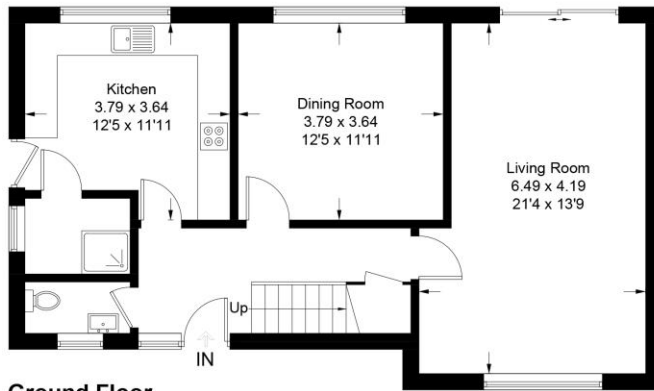
Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft

Garage = 24 sq m / 258 sq ft

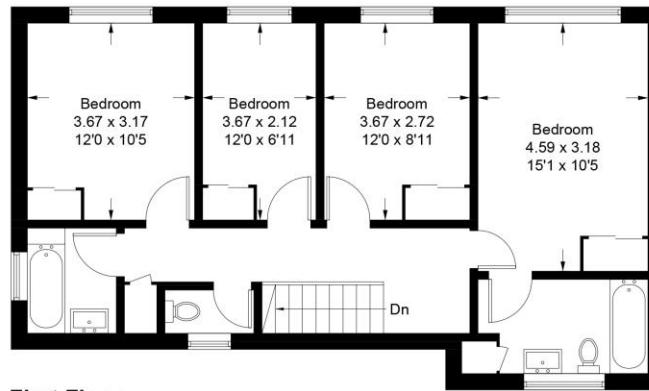
Total = 162.6 sq m / 1750 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID719441)



EPC Graph - TBC

### COUNCIL TAX BAND

Band F

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

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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 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

