



## 15 Curtis Gardens

OIEO £475,000

EPC Rating '66'

- Four double bedrooms
- Spacious living room
- Dining room
- Modern kitchen with utility room
- Downstairs shower room & family bathroom
- Private driveway
- Delightful back garden
- Spacious
- Superb town centre location
- Short walk from train stations, excellent schools & open countryside



**\*\*NO CHAIN\*\*** A spacious four-bedroom end terrace house offering bright, flexible accommodation with off street parking and delightful back garden. Situated in the heart of Dorking, just moments away from the high street, mainline train stations, excellent schools and open countryside.

This wonderful family home is arranged across three floors and offers spacious accommodation which flows beautifully, ideal for modern day family living. The property begins in the entrance hall providing access to all the key rooms including the 12'1 ft front aspect living room offering the ideal entertaining space and further benefits from a log burning stove creating a warm cosy, ambience. Flowing through into the dining room which is another well-proportioned space with plenty of room for a family sized table and chairs. Next is the kitchen fitted with a selection of floor to ceiling units complemented by ample work surface space, integrated double oven and room for all the expected appliances. The utility room is another excellent space fitted with a selection of units and provides access into the back garden. Completing the ground floor is the downstairs shower room.

An internal hallway provides access to the stairs leading up to the first floor landing. As you can see from the measurements, the master bedroom is an excellent 12'1 ft with a built in storage cupboard. Bedrooms two and three are both rear aspect doubles. The family bathroom fitted with a modern white suite completes the first floor.

From the landing stairs rise again to the second floor where bedroom four is situated which is another generous double with access to the eaves.

#### Outside

To the front, there is a private tarmac driveway offering parking for several cars and side access gate into the back garden.

The South facing back garden is yet another wonderful advantage to this property offering an area of lawn and full width patio, ideal for al fresco dining or simply enjoying during the warmer months. In addition, there is a large garden shed and dog kennel.

PLEASE NOTE - Property was underpinned in 1997.

#### Location

Curtis Gardens 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



## Curtis Gardens, RH4

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 29.6 sq m / 319 sq ft  
 Outbuilding = 13.7 sq m / 147 sq ft  
 Total = 157.1 sq m / 1691 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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 Surrey, RH4 2JZ

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