



SURREYESTATES



Dorking, Surrey RH5 5SQ  
Guide price £550,000



Situated in the picturesque village of Forest Green, this two-bedroom end-of-terrace property has been finished to a very high standard offering; a beautifully designed open plan kitchen/diner, solid oak flooring throughout, a wrap-around garden and separate single garage.

Upon entering, the entrance hall gives access to; the living area, kitchen/diner, staircase to the first floor and cloakroom. The specification has been finished to a high standard with natural décor throughout, solid oak flooring, newly laid carpets and solid oak and tunnel groove doors. The dual aspect kitchen/diner is a large space - perfect for modern, open plan living and provides ample space for entertaining family and friends. The kitchen has been crafted to a high standard boasting neutral shaker style wall and base units, solid oak worktops and comes complete with several modern facilities and appliances, such as; soft close units, larder pull down cupboards, integrated fridge-freeze, washing machine, slimline dishwasher, Neff oven and extractor fan. Two sets of double doors provide access to immaculately presented communal courtyard and wrap around garden. The living area, spanning the width of the property, is a beautifully bright reception room and designed with modern living in mind. Neighbouring, a cloakroom is situated and comprises of; dark wood flooring, bath with detachable shower, neutral wall tiling, toilet, basin with curved dark wood vanity unit and heated towel rail.

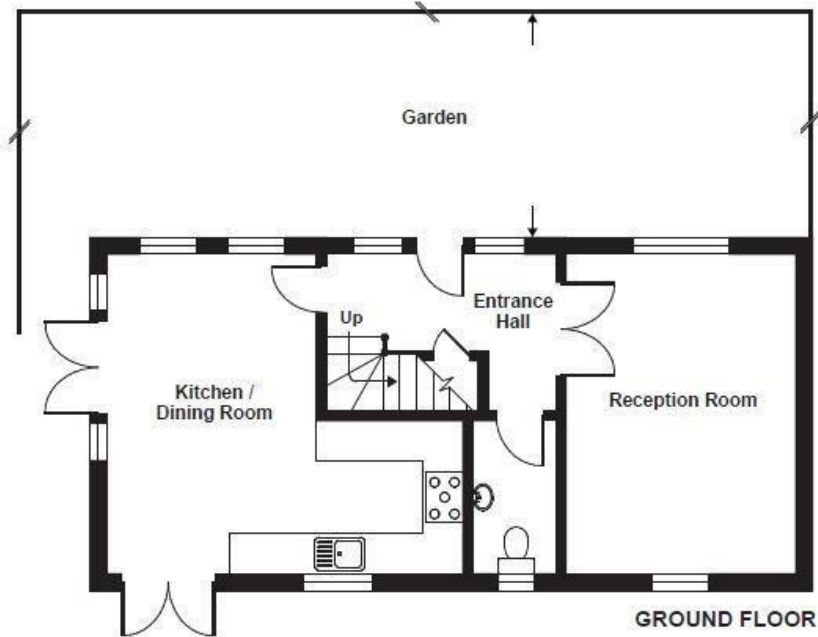
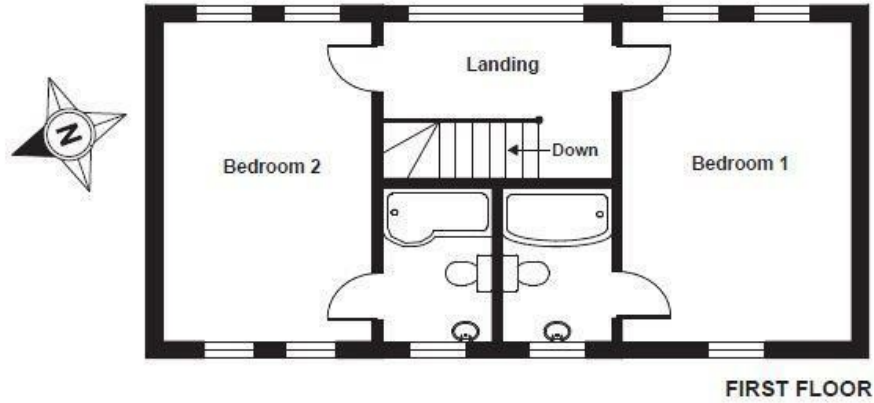
The solid oak and glass bespoke staircase and carpeted stairs lead up to the first floor landing, of which boasts floor to ceiling windows allowing the entire area to be awash with light. The master bedroom, spanning the width of the property, is a spacious room and benefits from an en-suite which benefits from; dark wood flooring, bath with detachable shower, neutral wall tiling, toilet, basin with curved dark wood vanity unit and heated towel rail.





# Mill Lane, Forest Green, Dorking, RH5

APPROX. GROSS INTERNAL FLOOR AREA 1104 SQ FT 102.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

