



SEYMOURS
Independent Estate Agents



South Terrace, Dorking, RH4 2AF

Guide Price £599,950

- * Three bedrooms
- * Updated accommodation
- * Utility room and cloakroom
- * Two reception rooms

- * Sought after Road
- * Modern fitted kitchen
- * EPC- D
- * St Paul's Parish

- * Large landscaped rear garden
- * Stylish family bathroom
- * Potential to extend STPP
- * Great views from the garden

Description

A delightful semi-detached three bedroom 1930's house, offering flexible well-presented accommodation with a lovely blend between character features and modern style plus a 100ft landscaped tiered garden with wonderful views. Located on a popular road within St Paul's parish and walking distance of everything Dorking has to offer.

The spacious and beautifully presented accommodation starts with a cosy but bright front aspect sitting room with central brick fireplace. The dining room also has wood flooring and is a great space to entertain. The current owners have added a really useful utility room and cloakroom. The updated kitchen is a real stunner with a full range of eye and base units, wood worktops and a range of fitted appliances plus a door straight out to the garden.

On the first floor is a Master bedroom, to the front, with built in wardrobes and there are two further good sized bedrooms (a double and a single). At the rear is a beautifully updated four piece family bathroom.

Outside

To the front is a pretty garden with a range of flowers and shrubs plus a path and steps up to the front door. At the rear, the current owners have put in a huge amount of time and effort to create a delightful, enclosed landscaped rear garden designed to cater for all the needs of any growing family and which is also a great space for outdoor entertaining. The first terrace has been enclosed to make it a great area for children to play, whilst being supervised by parents as they take advantage of the afternoon sun up on the upper terraces. The middle and lower terraces have been landscaped with a neat area of artificial lawn, specimen trees and borders and steps rise to the very top which offer wonderful views and is an ideal area for a home office or summer house. Also at the side of the house is an extremely useful covered storage area with a side access gate to the front. The current owners use an area to the front of the house for parking.

Location

Dorking town offers a comprehensive range of shopping , social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main line station (London Victoria and London Waterloo in approx. 50 minutes) and Deepdene station (Gatwick to Reading) are both within a mile. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, with it's wonderful views.

VIEWING

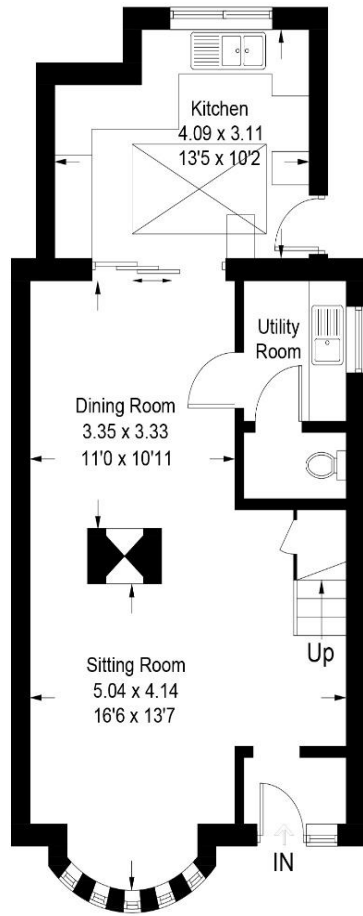
Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ

FIXTURES AND FITTINGS

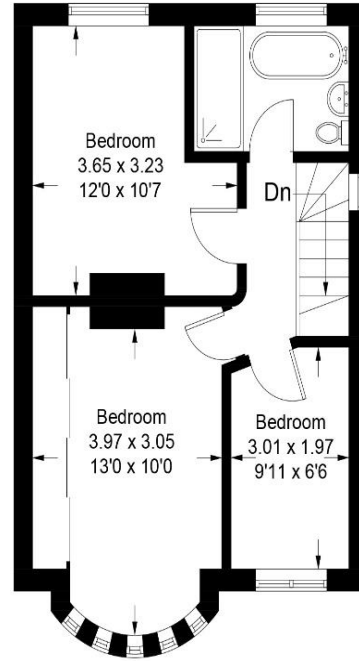
We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.



Approximate Gross Internal Area = 91.3 sq m / 983 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 decisions reliant upon them. (ID362894)
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