



1 Little Logmore Chart Lane South, Dorking, Surrey, RH5 4DN

Price Guide £640,000



- MODERN SEMI DETACHED PROPERTY
- WEST FACING GARDEN
- THREE BEDROOMS
- VERY WELL PRESENTED
- DRIVEWAY AND GARAGE

- STUNNING COUNTRYSIDE VIEWS TO FRONT
- MODERN KITCHEN AND BATHROOMS
- MASTER BEDROOM WITH EN SUITE
- MANAGEABLE REAR GARDEN
- EASY ACCESS INTO TOWN

## Description

This attractive three bedroom semi detached home offers bright and spacious accommodation arranged over two floors. Situated in a semi rural location on the outskirts of Dorking, further benefits include countryside views and a west facing garden.

Accommodation briefly comprises of an entrance hall providing access to all principle rooms and a ground floor W.C. The modern kitchen/breakfast room includes a selection of base units with matching eye level and full height cupboards. There is also a selection of integrated appliances such as a washing machine, dishwasher, double oven and electric hob with extractor fan. The open plan sitting/dining room (27'9 x 17'9) is a particular feature of the home with double aspect views and bi-folding doors leading out to the rear terrace. Beautifully presented and finished with Amtico flooring, this room is an adaptable space to suit individual needs.

The first floor accommodation consists of three generous bedrooms all with built in wardrobes, that enjoy varying aspects. The master bedroom is to the front and enjoys far reaching views across countryside with the added benefit of a well specified ensuite shower room with walk in shower. The second and third bedrooms are serviced by the fully fitted family bathroom.

Externally and to the front is driveway parking and an attached garage with an electric up and over door. Situated above the garage is a bonus loft room, currently arrange as a home office. The rear garden is west facing and requires low maintenance with a patio area and raised lawn area with flower bed borders.

## Situation

Situated just outside the centre of the market town of Dorking. There are two mainline train stations just a short distance away which offer services to both London Waterloo & Victoria from Dorking Main Line station. Dorking Deepdene station provides regular services to London Bridge (via Redhill). There are also services to Guildford, and Gatwick Airport to mention just a few. Dorking offers a vast selection of supermarkets, shops and restaurants. The Dorking Halls offers a cinema, theatre and entertainment with the Sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the counties finest walking, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft  
Garage = 36 sq m / 387 sq ft  
Total = 151.2 sq m / 1627 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1042388)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2024

171 High Street, Dorking, Surrey, RH4 1AD  
Tel: 01306 877775 Email: [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.