



patrick
gardner
RESIDENTIAL

26 Deepdene Gardens, Dorking, RH4 2BH

Asking Price £549,950



- 1920's BUNGALOW IN DORKING TOWN
- NO ONWARD CHAIN
- GARAGE WITH AMPLE DRIVEWAY PARKING
- REFURBISHED KITCHEN/BREAKFAST ROOM
- DESIRABLE CUL-DE-SAC
- QUIET LOCATION WITHIN DEEPEENE ESTATE
- TWO DOUBLE BEDROOMS
- STUNNING COUNTRYSIDE VIEWS
- SEPARATE DOUBLE ASPECT LOUNGE
- PRIVATE GARDEN PLUS BONUS COMMUNAL GARDENS

Description

Set within the desirable 'Deepdene estate', this rarely available 1920's built semi-detached bungalow is located opposite the communal recreation grounds of the 'Gardens' providing excellent peace and tranquillity within the cul-de-sac with the advantage of being only a few minutes' walk of Dorking town centre.

With the bungalow being positioned to the rear of this corner plot, the driveway is finished with block paving and provides ample space for off road parking, leading nicely to the single detached garage to the side of the property.

A covered porch provides access via the side elevation into the entrance hall. The kitchen/breakfast-room has been remodelled and is presented with modern wall and base units, finished with curved edges, and is complemented further with black granite worktop surfaces, matching sills and many integral appliances.

The generously sized double aspect lounge is well presented with walnut wood flooring, matching window sills and a feature fireplace surround.

The two double bedrooms are spacious with built in wardrobes with easy access to the family bathroom.

The property is surrounded by lawned gardens to the front which sweeps up and around to the side elevation.

A highly desirable bungalow located in a popular cul-de-sac – early viewings are highly recommended.

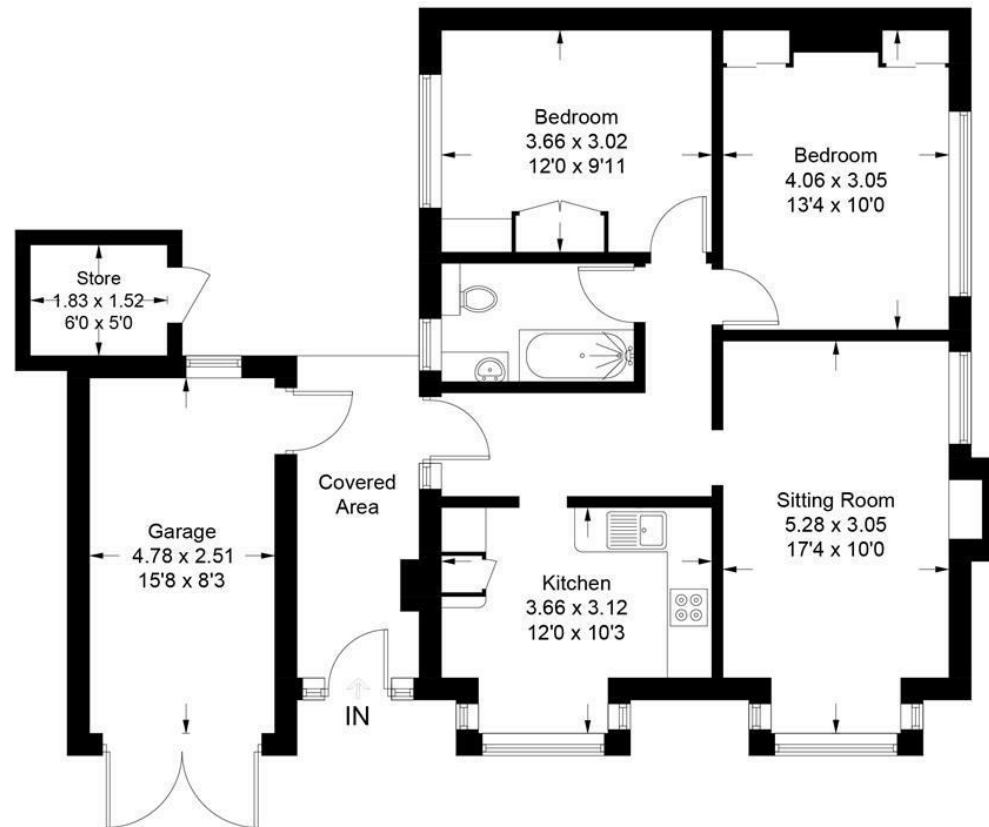
Situation

Deepdene Gardens is situated off Dene Street and is within easy reach of Cotmandene and the High Street within the busy market town of Dorking town centre. 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.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 63.0 sq m / 678 sq ft
Garage / Store = 15.2 sq m / 164 sq ft
Total = 78.2 sq m / 842 sq ft



Ground 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. (ID1043340)
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