



58 Chalkpit Lane, Dorking, RH4 1EY

Price Guide £550,000



- POPULAR TOWN LOCATION
- END OF TERRACED HOUSE
- REMODELLED FITTED KITCHEN
- MODERN BATHROOM SUITE
- FRONT & REAR GARDENS
- 3 BEDROOMS
- REAR GROUND FLOOR EXTENSION
- BEAUTIFUL FRONT RECEPTION
- VERY WELL PRESENTED THROUGHOUT

Description

Conveniently located a short walk from Dorking town centre, this bright and spacious family home offering generous proportions arranged over two floors. Extended in recent years by the previous owners, further improvement and modernisation, which now includes a fabulous remodelled kitchen providing an open-plan social living space, leading out to a east facing garden.

Accommodation comprises of an entrance hall providing access to all principal rooms. To the front is a formal sitting room with bay window, a period fireplace surround with raised mantel. The kitchen enjoys a selection of new base units with matching eye level cupboards, complimenting worktop surfaces and various integrated appliances.

The first floor consists of three bedrooms and a new replaced modern family bathroom. Two of the bedrooms are spacious double rooms enjoying far-reaching views of Ranmore to the front and Boxhill to the rear.

The rear garden is split level with a pretty patio area and further lawn with rear pedestrian access.

This property is presented in a condition that will appeal to many. If you have been waiting for something special to come to market, this may well be the one.

Situation

Chalkpit Lane offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas, Starbucks and Costa Coffee to mention just a few.

The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools in close proximity.

The immediate area provides some of the county's finest walking, running, 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.

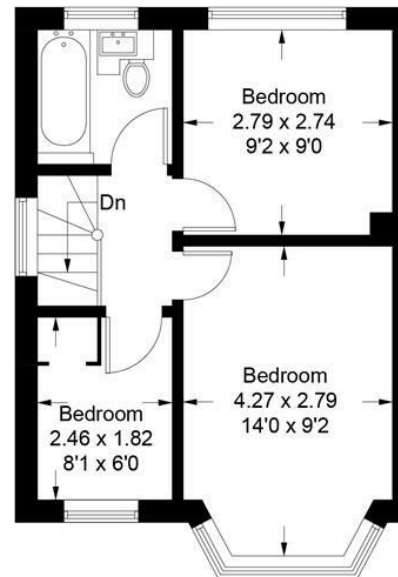
Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 75.5 sq m / 813 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. (ID1049691)
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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

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