



42 Lincoln Road, Dorking, RH4 1TD

Price Guide £425,000





- VICTORIAN HOME
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- LARGE CELLAR
- GAS CENTRAL HEATING

- SEMI DETACHED
- PRIME LOCATION
- CLOSE TO MAINLINE STATIONS
- BONUS LOFT ROOM
- RESIDENT PERMIT PARKING



## Description

This charming semi-detached Victorian home is set at the end of a popular residential road and is only a short distance from both Dorking main line stations and town centre. Retaining many original features the property further benefits from a south facing garden that extends to approx. 50 ft, a large basement and a bonus loft room.

Accommodation briefly comprises of an entrance hall providing access to all principal rooms. The bright and airy living room (12'11 x 11'6) is to the front of the property and benefits from a large bay window with an original feature fireplace and wood effect laminate floor coverings. The formal dining room is another spacious reception area and benefits from direct access to the kitchen, views of the garden and access to the basement. The shaker style kitchen has been updated in recent years and includes a selection of base units with matching eye level cupboards, plentiful work surface and space for the usual white good appliances. The basement is access from the dining area and provides a useful storage area with further potential to adapt subject to the relevant consents.

The first floor consists of two double bedrooms both with varying aspects and a fully fitted family bathroom. The master bedroom (11'6 x 10'10) with views to the front is tastefully decorated with an original fireplace surround. There is also direct access via a loft ladder to the bonus loft room, currently arranged as a home office.

Externally and to the front is a small walled garden with access to both the front door and rear garden. The garden is south facing with hedgerow borders and enjoys a patio area providing a great place to entertain.

## Situation

Lincoln Road 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 a few moments' walk and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including five supermarkets, an array of local and national shops which include Marks & Spencer, Waitrose, Robert Dyas and 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.

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. Denbies, the country's largest vineyard, is just to the north of the town. The M25 can be accessed at Leatherhead and Reigate, respectively junctions 8 or 9.

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



Approximate Gross Internal Area = 70.9 sq m / 763 sq ft  
 Cellar = 28.4 sq m / 306 sq ft  
 Loft Room = 12.8 sq m / 138 sq ft  
 Shed = 2.1 sq m / 23 sq ft  
 Total = 114.2 sq m / 1230 sq ft



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. (ID1067395)  
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