



**patrick
gardner**
RESIDENTIAL

14 Vincent Lane, Dorking, Surrey, RH4 3HE

Price Guide £435,000



- TWO BEDROOM PERIOD HOME
- LOUNGE WITH STRIPPED FLOOR BOARDS
- KITCHEN/BREAKFAST ROOM
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN
- FEATURE FIREPLACE SURROUNDS
- DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- FIRST FLOOR BATHROOM
- GENEROUS REAR GARDEN WITH LAWN

Description

We have an exciting opportunity to purchase this two double bedroom home, situated in a popular position and only a short distance away from Dorking town centre. Presented to the market with no onward chain, the property offers excellent accommodation and is in good decorative condition throughout.

Comprising of a bright and spacious living room the main feature is the original fireplace surround, but with exposed floor boards this completes the period look and appeal that is so popular today with so many buyers.

The generous kitchen/breakfast room is positioned to the rear of the property with direct access via the French glazed panelled doors out onto the rear lawn garden. The kitchen offers plenty of storage and there is ample space for table and chairs.

Exposed timbers on the staircase lead superbly onto the first floor and into both double bedrooms which offer the same wooden floor boards. The Master bedroom also retains the period fireplace surround. The spacious bathroom comprises a suite including a corner shower cubicle.

Externally, the East facing rear garden extends to over 55 ft. and is a real feature of the home. The initial timber decked area leads beautifully to the lawn with a selection of shrubs and border planting, with two timber sheds located to the far end. The pretty front garden is well dressed with a selection of hebe shrubs and shingle.

Other properties within the terrace have been extended into the loft space creating another bedroom with en suite shower room STPP.

Situation

Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose, Marks & Spencer, Waterstones and WH Smiths along with various shops and restaurants, including Sorrel, run by Michelin star chef Steve Drake. Dorking has a number of well regarded pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24 hour fitness centre.

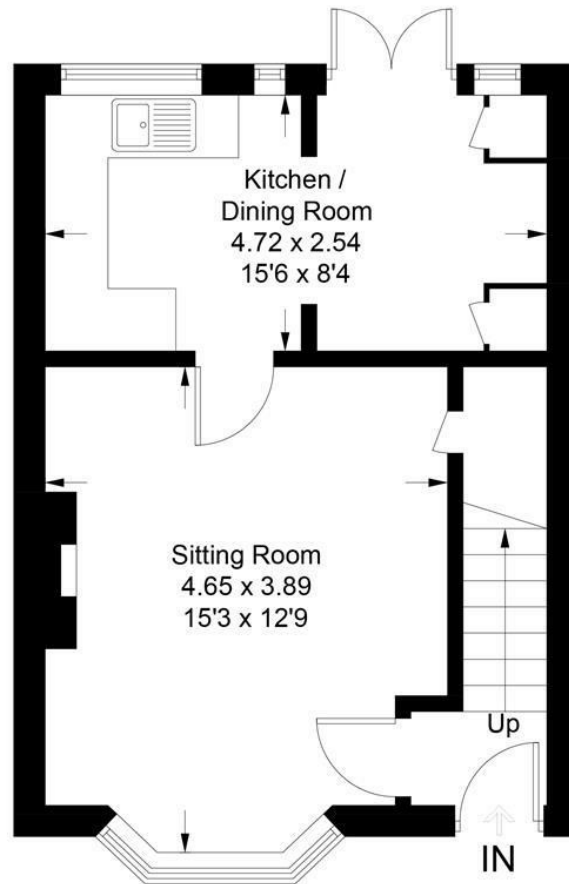
There is a highly regarded selection of schools within close proximity including St Josephs primary school, St Pauls School and close to The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

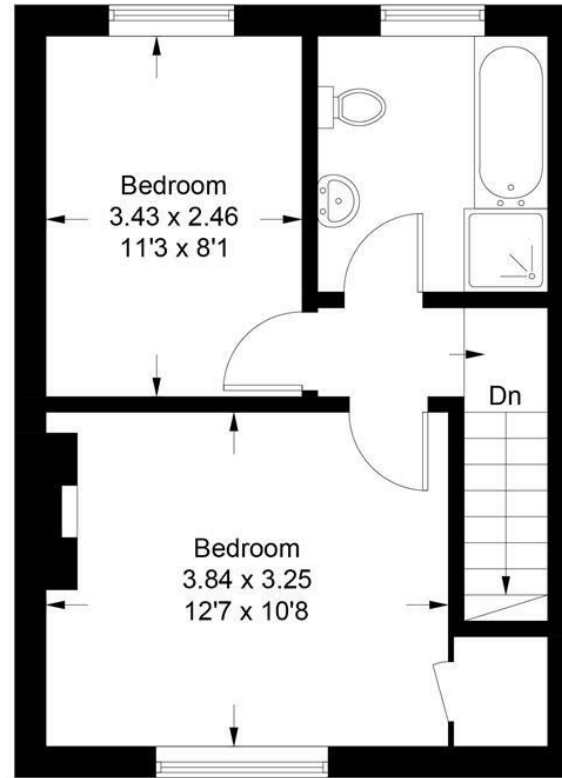
Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 66.3 sq m / 714 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. (ID1069144)

www.bagshawandhardy.com © 2024

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
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.

