



2 Sun Row, Vincent Road, Dorking, RH4 3FZ

Price Guide £599,950



- MODERN FAMILY HOME
- EPC RATING - A
- TOWN CENTRE LOCATION
- DRIVEWAY PARKING
- ADAPTABLE ACCOMMODATION

- THREE DOUBLE BEDROOMS
- OPEN PLAN RECEPTION AREA
- ENSUITE TO MASTER BEDROOM
- MODERN KITCHEN
- NO ONWARD CHAIN

## Description

This modern three double bedroom home offers bright and spacious accommodation arranged over three floors. Located in a popular residential cul de sac close to Dorking town centre, further benefits include driveway parking, an 'A' rated EPC and is to be sold with no onward chain.

Accommodation includes an inviting entrance hall that gives access to all principle rooms. The open plan Kitchen/Dining/Living room is a particular feature of the home and benefits from direct access to the rear garden. The modern kitchen with views to the front, includes ample base units with matching eye level cupboards. Integrated appliances include the fridge/freezer, dishwasher, oven and gas hob. A useful understairs storage cupboard and W.C completes the ground floor accommodation all of which benefits from under floor heating.

An easy rising staircase leads to the first-floor landing where two bedrooms and a modern family bathroom can be found. To the rear with views of the garden is a particularly spacious bedroom (16'5 x 11'7).

The top floor provides a further generous bedroom with ensuite shower room and built in wardrobes that could work as a master suite or even guest accommodation.


Externally the property is approached via a block paved driveway and includes a covered porch area. The rear garden is hard landscaped with a large patio area providing a great place to entertain.

## Situation

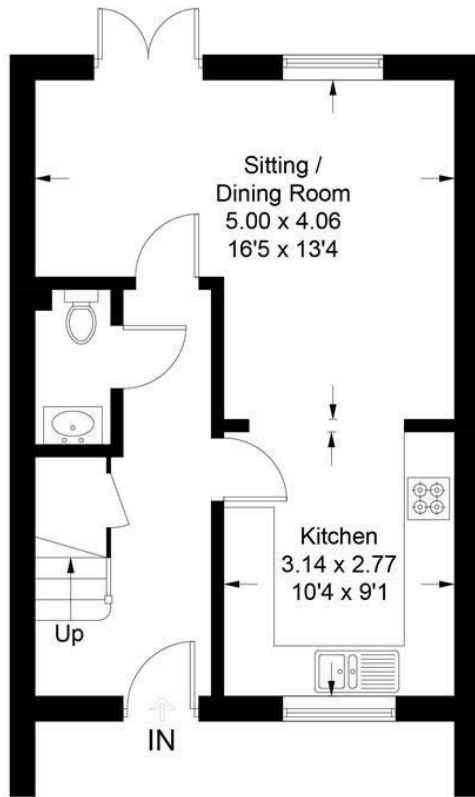
Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Sorrel run by Michelin star chef Steve Drake along with a number of well regarded pubs. The Dorking 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 with the property located within St Pauls School catchment 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.

<b>Tenure</b>	Freehold
<b>EPC</b>	A
<b>Council Tax Band</b>	E
<b>Estate Charge</b>	£400 Per Annum

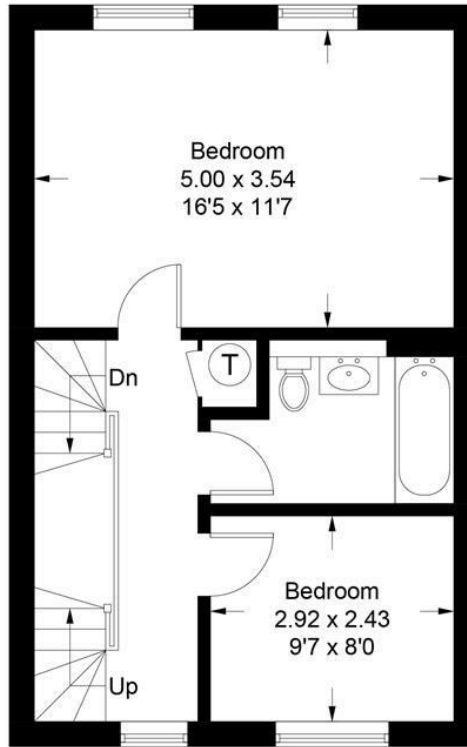


 = Reduced headroom below 1.5m / 5'0

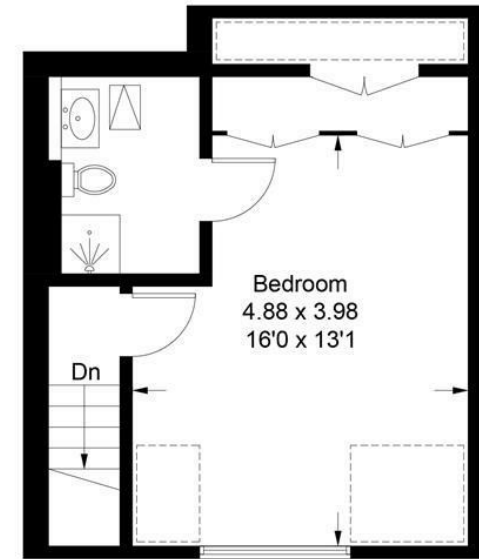
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



**Ground Floor**



**First Floor**



**Second 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. (ID1086623)

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