



 **patrick
gardner**
RESIDENTIAL

Kent Lodge 13 Croft Avenue, Dorking, RH4 1LN

Price Guide £950,000



- RARELY AVAILABLE
- DETACHED BUNGALOW
- TWO BEDROOMS
- POTENTIAL TO EXTEND 'STPP'
- LARGE REAR GARDEN
- DESIRABLE PRIVATE ROAD SETTING
- GENEROUS SOUTH FACING PLOT
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING & GARAGE
- NO ONWARD CHAIN

Description

An exciting opportunity to purchase this rarely available detached bungalow, located in a highly desirable, private, residential cul-de-sac only a short distance from Dorking Town Centre and mainline train stations. Originally built in 1954, further benefits include a large south-facing rear garden, the potential to extend (STPP), driveway parking with garage and no onward chain.

Accommodation comprises of a generously sized entrance hall providing access to all principal rooms. The main reception room is double-aspect with windows to the front elevation and double doors to the rear leading out onto a covered patio with beautiful views of the rear garden. A versatile second reception room can be used as a dining room or third bedroom and the kitchen benefits from a separate utility room and side access. Two double bedrooms are situated to the rear of the property and retain original fireplace surrounds and views of the garden and a family bathroom completes the accommodation.

Externally the substantial south-facing rear garden is mainly laid to lawn with a well-stocked flowerbed border and terrace. To the front, there is driveway parking for approximately two cars and a garage.



Situation

Moments from Dorking train stations and Town Centre with its excellent range of shops and restaurants including Waitrose, Marks & Spencer, Waterstones and WH Smiths along with various independent retailers, restaurants, coffee shops, well-regarded pubs and 'Michelin Star' restaurant, Sorrel. Dorking Halls, at the eastern end of the Town, includes a theatre, cinema and sports centre.

There is a good selection of highly regarded schools close by to the property including St Martins C of E Primary School, St Pauls School, The Ashcombe only a short walk, with The Priory and The Powell Corderoy all within easy reach.

Dorking Mainline Station offers services to London Victoria and Waterloo, both via Epsom & Clapham Junction, and there are two further stations, Dorking Deepdene & Dorking West Stations, providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the Town is Denbies Vineyard, the UK's largest, offering tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure

Freehold

EPC

E

Council Tax Band

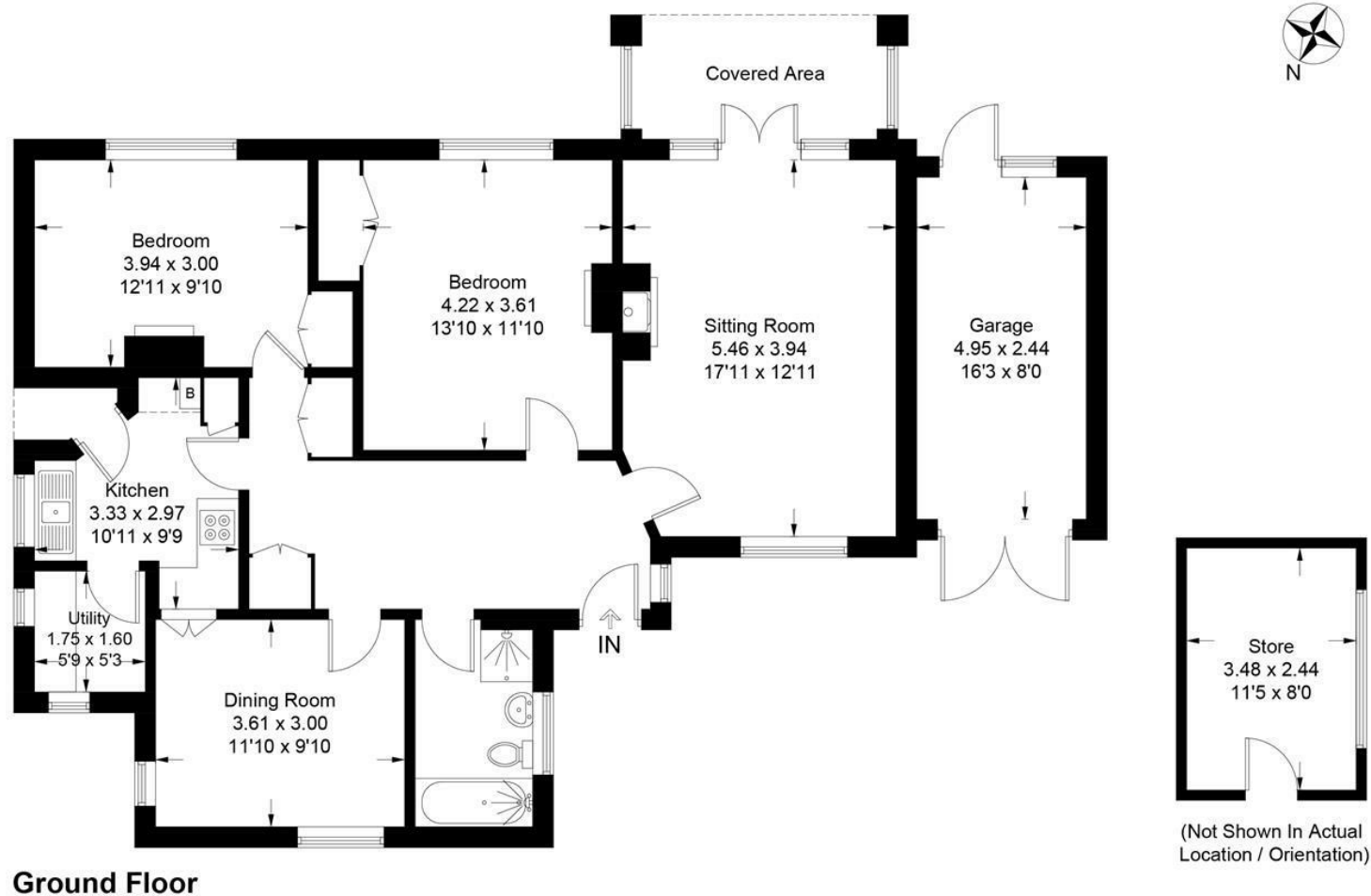
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Private Road

£80 p.a.

charges

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft
Garage / Store = 21.1 sq m / 227 sq ft
Total = 116.3 sq m / 1252 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. (ID1091886)
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