



**patrick
gardner**
RESIDENTIAL

74 Ashcombe Road, Dorking, Surrey, RH4 1NA

Price Guide £825,000



- LINK DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- GENEROUS PROPORTIONS
- KITCHEN/BREAKFAST ROOM
- CLOSE TO THE ASHCOMBE SCHOOL
- LOCATED IN A HIGHLY DESIRABLE ROAD
- POTENTIAL TO EXTEND STPP
- TWO INTERCONNECTING RECEPTION ROOMS
- OFF ROAD PARKING & SINGLE GARAGE
- NO ONWARD CHAIN

Description

This attractive three-bedroom, detached family home is located in one of Dorking's most desirable residential roads. Situated within a short distance of both Dorking Town Centre and Dorking train stations, the property offers flexible and spacious accommodation which could be remodelled to suit individual taste and requirements. Further benefits include driveway parking, attached garage and a large south-facing garden.

The ground floor accommodation comprises of a spacious entrance hall providing access to all principal rooms, including a cloakroom/WC. The kitchen is situated to the front of the property with direct access into a covered area currently used as a utility room with access to the garage and rear garden. To the rear of the property the dining room interconnects with the living room and both rooms enjoy views of the pretty rear garden.

The first floor consists of three double bedrooms, all benefiting from built in storage, and a family bathroom with white suite and separate WC. The spacious master bedroom is dual aspect and enjoys lovely views of the garden and Dorking beyond.

Externally the property is set back from the road and occupies a generous plot backing onto The Ashcombe School. To the front is a driveway with parking for a couple of cars and the large, south-facing, rear garden is mainly laid to lawn with a selection of mature shrubs and tree lined borders.

Presented to the market with no onward chain and rarely available to the market, this is a great opportunity for anyone looking to live in Ashcombe Road and create their dream home.

Situation

Ashcombe 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 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, Fattace, 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.

Tenure

Freehold

EPC

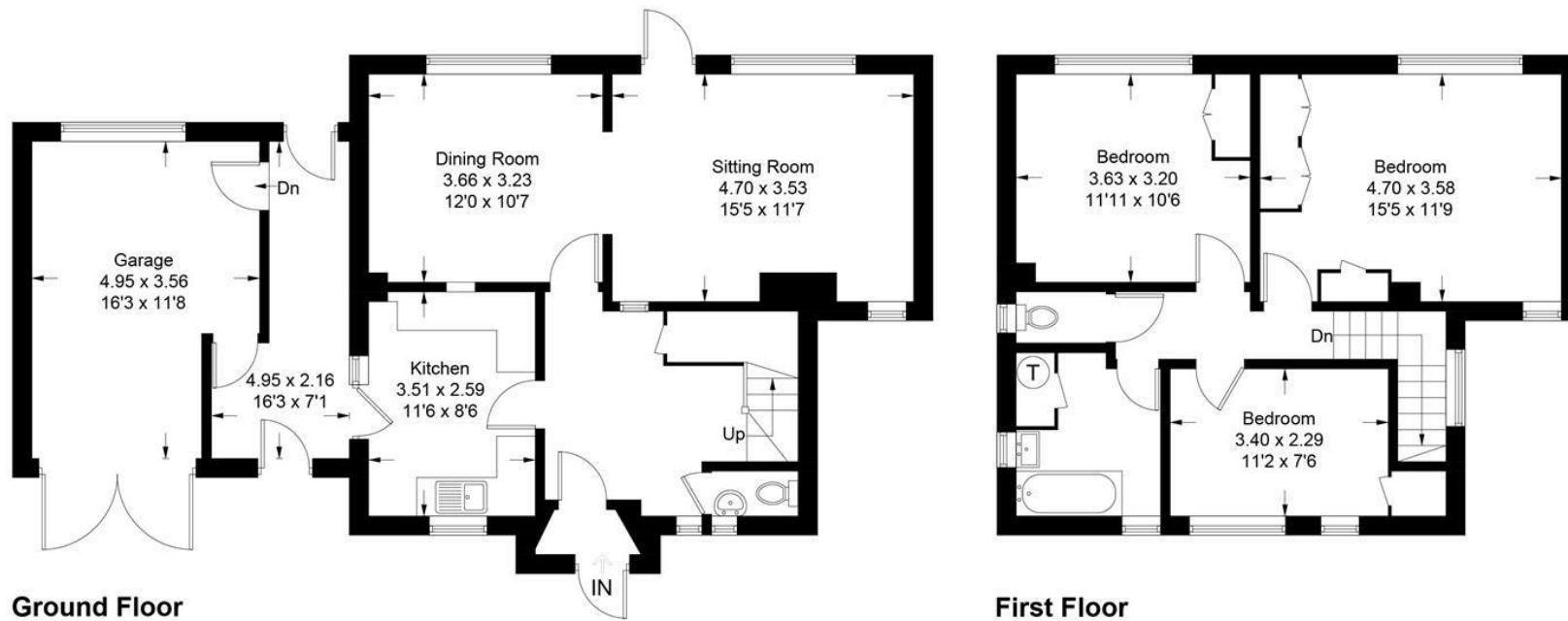
C

Council Tax Band

F



Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft (Including Garage)



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. (ID1043787)

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