



**patrick  
gardner**  
RESIDENTIAL

7 Townfield Road, Dorking, RH4 2HX

Offers In Excess Of £600,000





- 1930'S SEMI DETACHED HOME
- FAR REACHING VIEWS
- OPEN PLAN SITTING/DINING ROOM
- ORIGINAL FEATURES
- PRIME LOCATION
- THREE BEDROOMS
- WEST FACING GARDEN
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZED
- NO ONWARD CHAIN



## Description

An attractive and particularly spacious three-bedroom semi-detached home situated in a popular residential cul de sac moments from Dorking town centre. Providing bright and spacious accommodation arranged over two floors, further benefits include far-reaching views and a West facing garden that extends to approx. 75 ft.

Accommodation briefly comprises of an extended kitchen/breakfast room that enjoys a vaulted ceiling and wonderful views towards Denbies Vineyard in the distance. The kitchen area includes a selection of base units with matching eye level cupboards, ample work surfaces with space for the usual white good appliances and a large island unit with breakfast bar. The open plan sitting/dining room (25'9x13'0) is a particular feature of the home end enjoys double aspect views and feature fireplace surrounds. There is also a formal hallway with double doors leading to the rear terrace and a ground floor W.C.

The first floor consists of three bedrooms and a family bathroom. The master bedroom (14'6x12'0) is a wonderful room that enjoys views of the garden and beyond and a large bay window. The fully fitted family bathroom includes a white suite, large bath and corner shower.

The rear garden is West facing and mainly laid to lawn with a selection of flower bed borders and a large patio area to the rear of the garden providing a great place to entertain.

## Situation

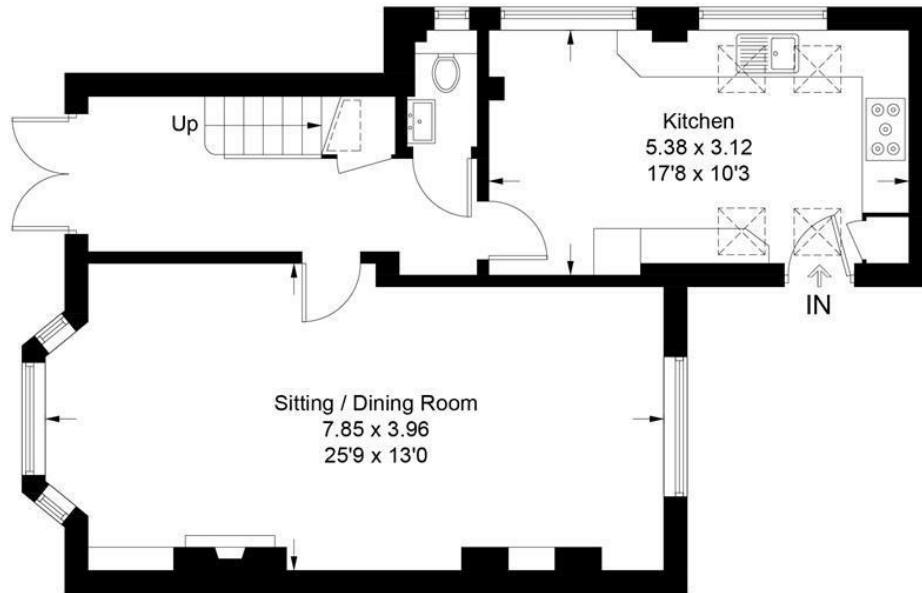
Townfield Road is a highly regarded cul de sac moments from Dorking South Street. The market town of Dorking offers a comprehensive range of shopping facilities, restaurants, and pubs. The Dorking Halls has a theatre, cinema and the adjacent sports centre provides a gym and swimming pool. Dorking is awash with a good selection of primary and secondary schools including St Pauls, (rated Outstanding) The Ashcombe and Powell Corderoy. Situated in an area of outstanding natural beauty, the location offers some of the county's finest walking, riding and cycling countryside with Box Hill, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all close at hand. Dorking has 3 railway stations offering services North to London, South to Horsham and the South Coast, West to Guildford & beyond and East to Reigate & Redhill. The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead.

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



Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft

 = Reduced headroom below 1.5m / 5'0



**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. (ID1103571)  
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