



20 Meadowbrook Road, Dorking, RH4 1DH

Price Guide £525,000



- END OF TERRACE VICTORIAN HOME
- SUPERB LOCATION
- TWO RECEPTION ROOMS
- RESIDENTIAL CUL DE SAC
- UPDATED FAMILY BATHROOM

- THREE BEDROOMS
- FAR REACHING VIEWS
- EAST FACING GARDEN
- ORIGINAL FEATURES
- FANTASTIC LOFT CONVERSION

Description

An attractive and particularly spacious three-bedroom end of terrace home situated in a popular residential cul de sac moments from Dorking town centre. Providing bright and spacious accommodation arranged over three floors, further benefits include far-reaching views to Box Hill in the distance and two generous reception rooms.

Accommodation briefly comprises of a beautifully presented living room with an exposed brick fireplace and log burning stove, built-in furniture and a large sash window with shutters. To the rear of the property is a spacious dining room (13'6 x 10'7) that enjoys views of the garden. The kitchen includes a selection of base units with matching eye level cupboards with space for the usual white good appliances and a door that leads to the rear terrace.

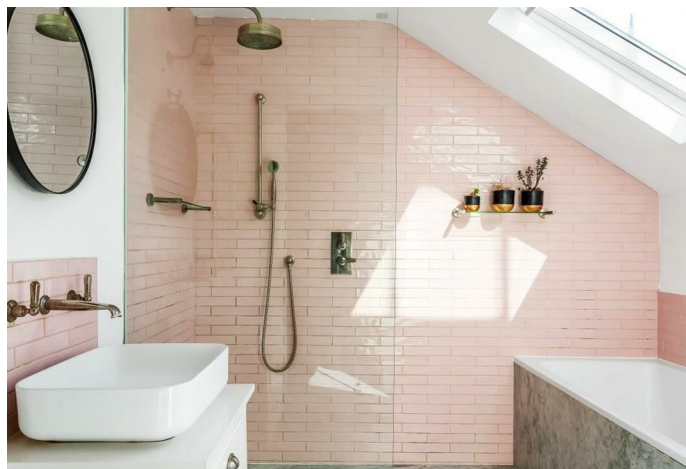
The first floor consists of two bedrooms and an updated family bathroom. A well-presented and large double bedroom with views to the front, includes an original fireplace surround and built in wardrobe. The oversized family bathroom has been updated in recent years and now enjoys a bath with separate walk-in shower. The top floor, converted in circa 2010 now benefits from a superb master bedroom with far reaching views and built in wardrobes, a particular feature of the home.

Externally the rear garden is East facing and mainly laid to lawn with a flower bed border and patio area. There is also a garden shed and the benefit of side access.

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 Michelin star restaurant Sorrel run by 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.

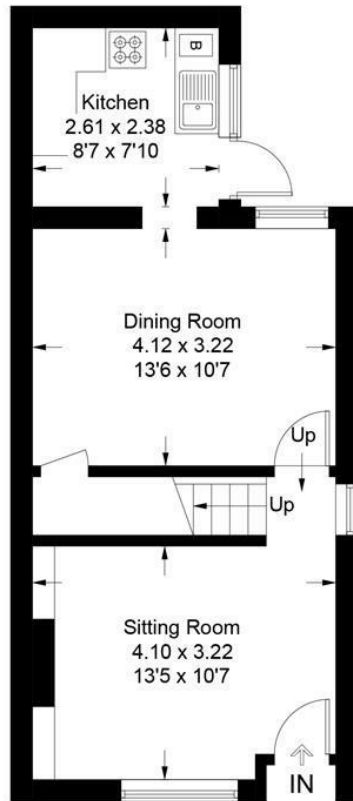
Tenure	Freehold
EPC	D
Council Tax Band	D



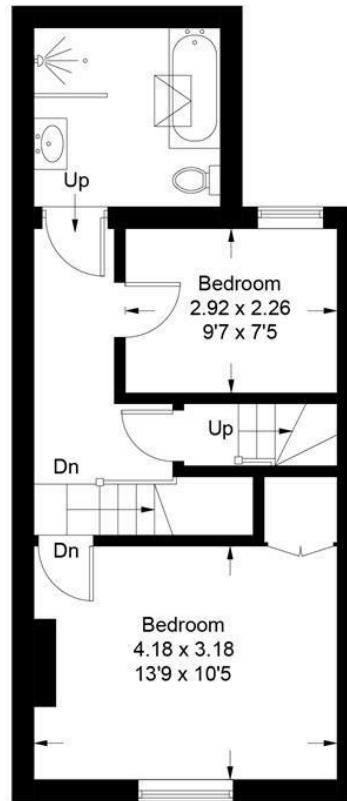
Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft



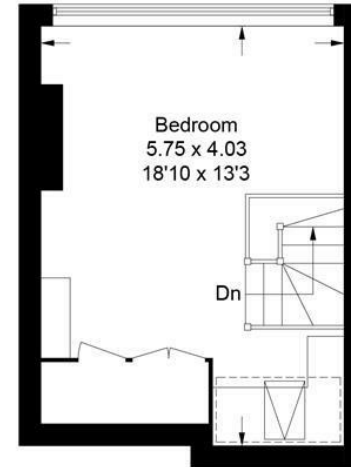
 = Reduced headroom below 1.5m / 5'0



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. (ID1106609)

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