



 **patrick
gardner**
RESIDENTIAL

10 Spring Gardens, Dorking, RH4 1EE

Price Guide £399,950



- VICTORIAN END OF TERRACED HOUSE
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- FULL OF CHARACTER
- CLOSE TO DORKING WEST TRAIN STATION
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- REAR COURTYARD GARDEN
- SET BACK FROM THE ROAD
- RESIDENTS PERMIT PARKING

Description

This attractive two double bedroom Victorian period property occupies a sought after location moments from Dorking town centre. Offering bright and spacious accommodation arranged over two floors.

Dressed by a pretty wisteria over hanging the front door, the entrance hall leads into a well presented living room with views to the front, and a large brick built fireplace surround. The spacious kitchen/breakfast room includes a selection of base units with matching eye level cupboards as well as space for the usual white good appliances. There is a w.c. to the rear of the property. The first floor consists of two spacious bedrooms with varying aspects and a modern tiled family bathroom.

Externally the property enjoys a private courtyard garden.

The property is accessed to the rear of the pedestrian passageway set back from Station Road.

Residents Permit parking is to be installed from September 2024.
(ref :-molevalleycc.gov.uk/molevalley parking)

Situation

Situated close to the heart of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake along with a further range of various restaurants and 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 St Pauls, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

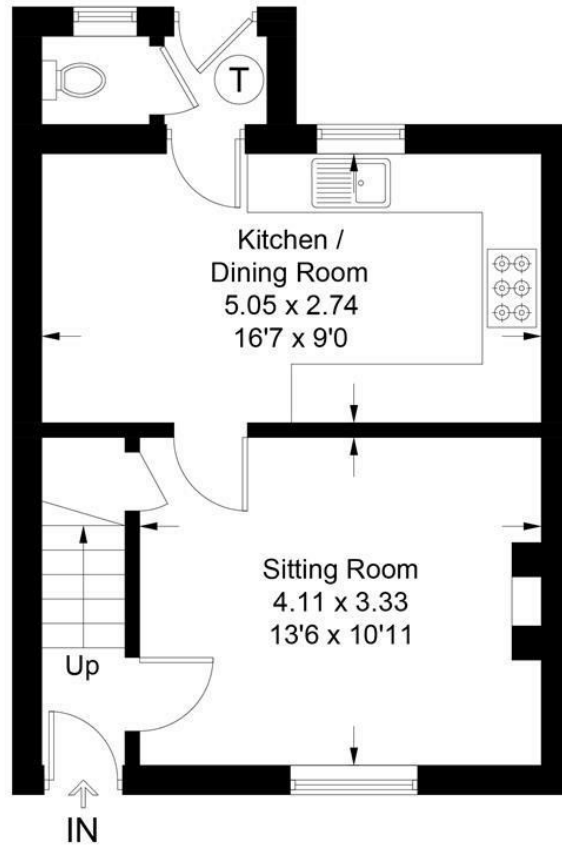
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

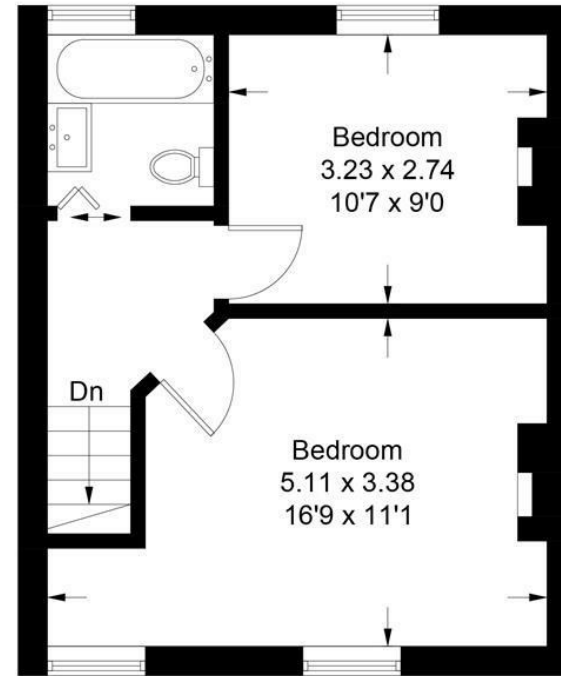
Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 66.7 sq m / 718 sq ft



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. (ID1121779)

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