



7 Vincent Gardens, Dorking, Surrey, RH4 3FY

Price £625,000



- MODERN FAMILY HOME
- SET OVER THREE FLOORS
- LANDSCAPED REAR GARDEN
- 2 PARKING BAYS
- SOLAR PV PANELS
- FOUR BEDROOMS
- EN SUITE SERVING BEDROOMS 2 & 3
- TOWN LOCATION
- PRIVATE GATED DEVELOPMENT
- WELL PRESENTED THROUGHOUT

## Description

This beautifully presented and modern four-bedroom home offers adaptable accommodation arranged over three floors. Occupying an enviable position within a private gated development close to Dorking town centre.

Accommodation briefly comprises of a formal entrance hall that provides access to all principal rooms. There is a cloakroom/w.c. situated opposite the stylish kitchen. There is a selection of base units with matching eye level cupboards and ample work surfaces. Integral appliances including a fridge/freezer, dishwasher, washer/drier, gas hob and an electric single oven. The living/dining area provides a great place to entertain with windows and doors benefiting from integral fitted blinds. There is also a built in storage cupboard.

The first floor consists of two bedrooms that enjoy varying aspects and an en suite servicing both bedrooms via "Jack and Jill" doors into the family shower room. The Master bedroom with a modern bathroom suite and the fourth bedroom is located to the top floor.

Externally the lawn garden is West facing with an initial paved patio area and a timber built shed.

There is residents parking area to the rear of the development with 2 parking bays allocated for the subject property, one under a pergola.

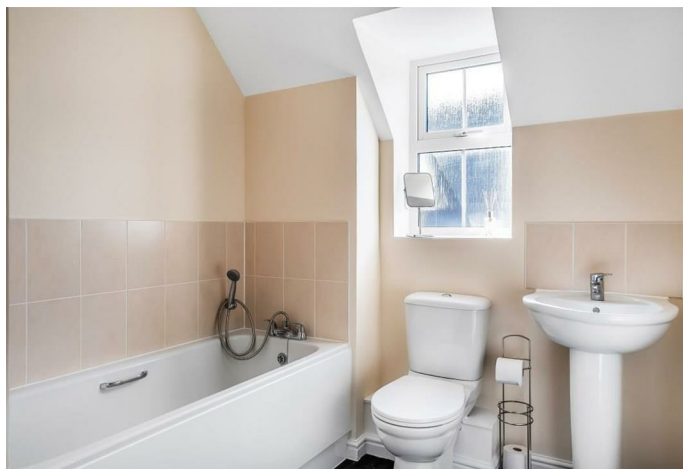
## Situation

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 along with several 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

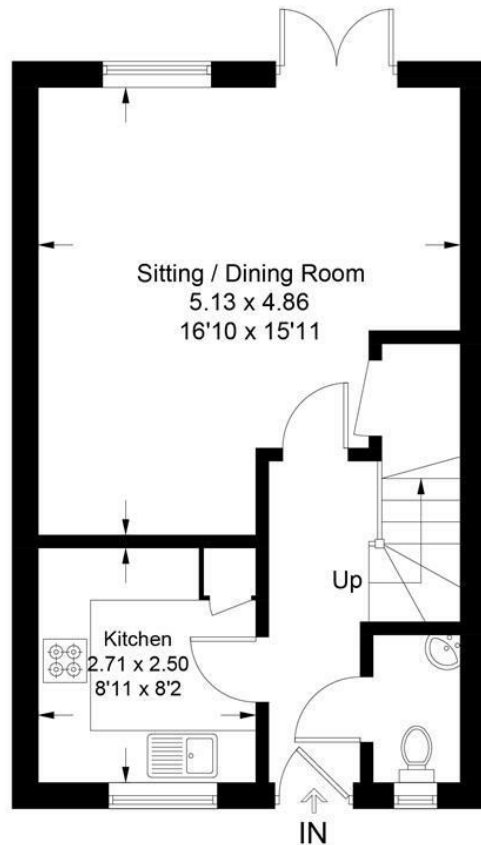
There is a highly regarded selection of schools with the property located within St Pauls School catchment and close to The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

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.

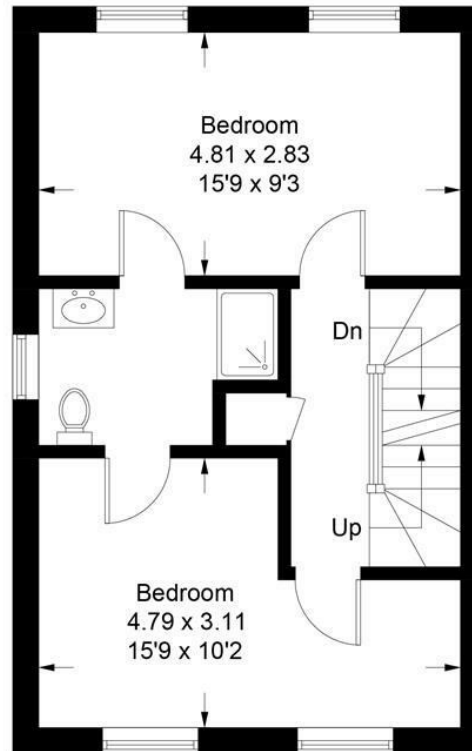
<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Service Charge</b>	£400 P.A. up to Dec 2024



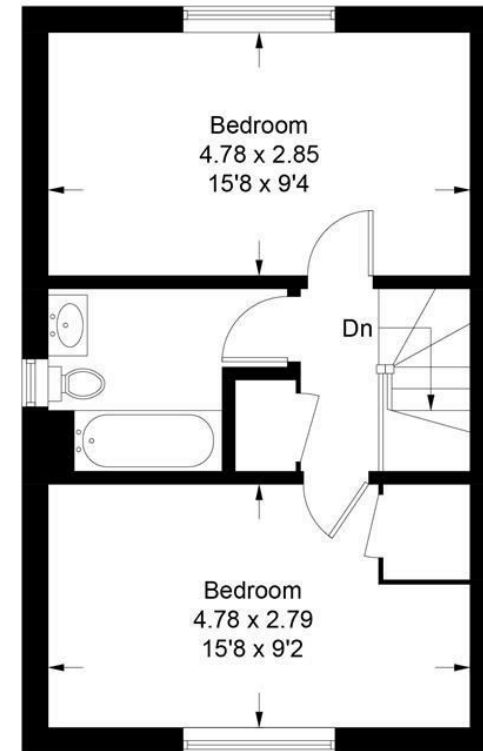
Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



**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. (ID1123657)  
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