



62 Hampstead Road, Dorking, RH4 3AH

Offers In Excess Of £380,000



- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN
- ORIGINAL FEATURES
- CLOSE TO TOWN CENTRE

- BUILT IN 1899
- TWO RECEPTION ROOMS
- MODERN STYLISH BATHROOM
- COURTYARD GARDEN
- NEWLY INSTALLED COMBI BOILER

Description

Built in 1899, this characterful Victorian period semi-detached house is well presented throughout, which has been subjected to an internal improvement programme. Entry is via a covered entrance porch which leads to the larger than normal (for this type of property) Lounge. This leads to a good sized dining room and onto the kitchen, which has been completely refitted with new units and solid oak worktops. Also in the kitchen is a newly fitted Vaillant Combi boiler with remainder of 10 year guarantee.

The ground floor has been subjected to a thorough and complete New damp course only last year, which comes with the remainder of a 25 year guarantee.

The upstairs consists of 2 Double bedrooms and a completely refitted bathroom including new Velux window with full Guarantee.

The loft space has been partially boarded and provides a surprising amount of storage and possible loft extension, subject to the relevant planning.

The rear courtyard garden is fully decked and is an ideal place for relaxation in a busy town like Dorking. Hampstead Road is situated just off Horsham Road and is a short walk to the town centre or a 20 minute walk to Dorking Train Station, where a Direct train can be caught to London Victoria in around 45 minutes. The Nower is literally a 5 minute walk from the front door, where you can enjoy stunning walks through the wooded trails.

Situation

Situated within close proximity of Dorking Town Centre with its excellent range of shops and restaurants, which include Waitrose and Marks & Spencer, Waterstones and WH Smith along with White Horse Hotel, Pizza Express, Costa Coffee and Michelin Star restaurant Sorrell along with a further range of restaurants and pubs.

The Dorking Halls includes a Cinema and Sports Centre, as well as a 24-hour fitness centre.

Dorking Mainline Station offers services to London Victoria or Waterloo with a journey time approx. 55 minutes. Two further stations, Dorking Deepdene & Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond.

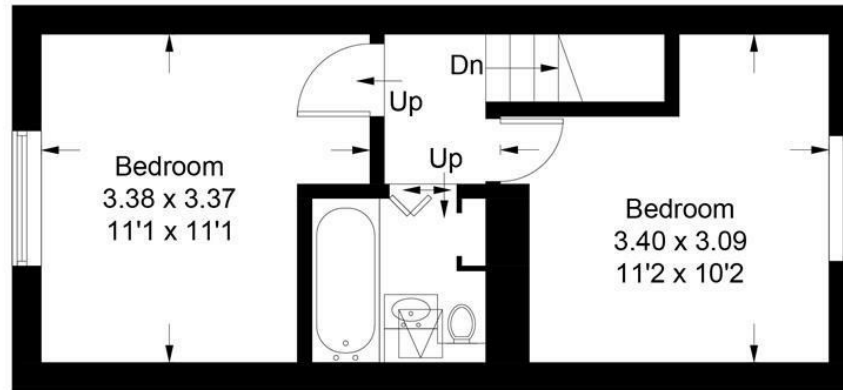
To the north of the town is Denbies Vineyard and the surrounding area features some of the country's finest walking, riding and cycling countryside.


Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Freehold
EPC	D
Council Tax Band	D

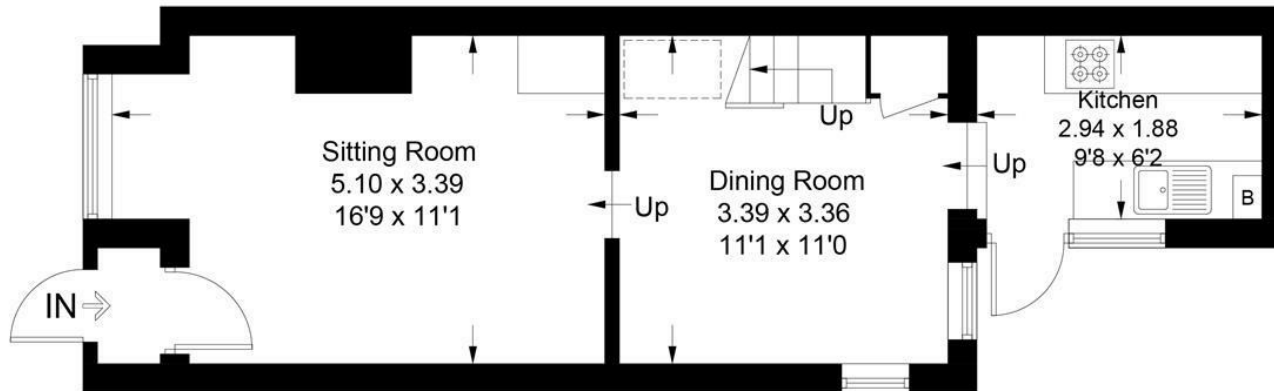


Approximate Gross Internal Area = 63.3 sq m / 681 sq ft



 = Reduced headroom below 1.5m / 5'0

First Floor



Ground 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. (ID1126029)

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