



**patrick
gardner**
RESIDENTIAL

11 Harrow Road East, Dorking, Surrey, RH4 2AX

Price Guide £490,000



- VICTORIAN PERIOD DETACHED HOUSE
- SET OVER THREE FLOORS
- SASH STYLE DOUBLE GLAZED WINDOWS
- ENCLOSED COURTYARD GARDEN
- THE NOWER IS CLOSE BY
- THREE GENEROUS BEDROOMS
- OPEN PLAN LIVING SPACE ONTO GARDEN
- CONTEMPORARY BATHROOM SUITE
- CATCHMENT FOR ST. PAULS SCHOOL
- WALKABLE INTO TOWN CENTRE

Description

A deceptively spacious home arranged over three floors. This Victorian detached property with three bedrooms offers excellent, flexible proportions throughout.

Quietly located and within easy reach of the popular market town of Dorking, this family home retains charm of the period and at the same time offers the appeal of modern living today.

Accommodation includes an entrance hall at ground floor level providing access to a spacious study area, third bedroom and family bathroom, there are stairs leading to the remaining bedrooms on the top floor and the open plan living accommodation, which includes a living room with views to the front and a charming kitchen/breakfast room to the rear that enjoys bifold doors that lead out onto the pretty patio courtyard garden.

The rear garden has been designed to provide seclusion and an area of calm and tranquillity. There is also a rear gate for pedestrian access.

Situation

Harrow Road East is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. There are also a number of popular gastro 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 in Dorking, St Paul's and Powell Corderoy (primary) as well as The Ashcombe and The Priory (secondary). Dorking mainline station offers services to London Victoria or Waterloo, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

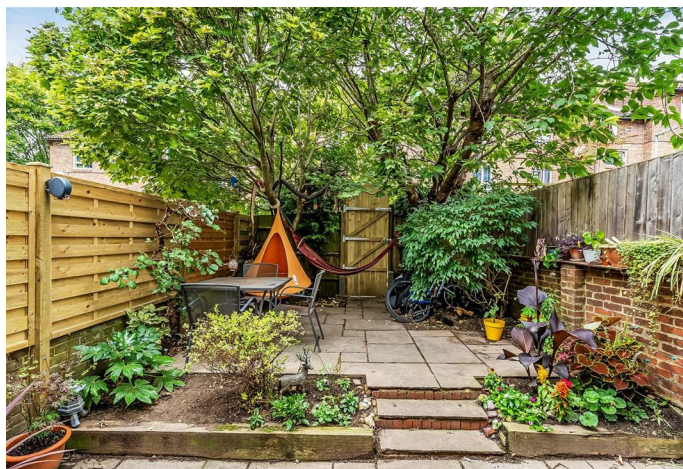
Freehold

EPC

D

Council Tax Band

E



Approximate Gross Internal Area = 86.6 sq m / 932 sq ft



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. (ID1124858)

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