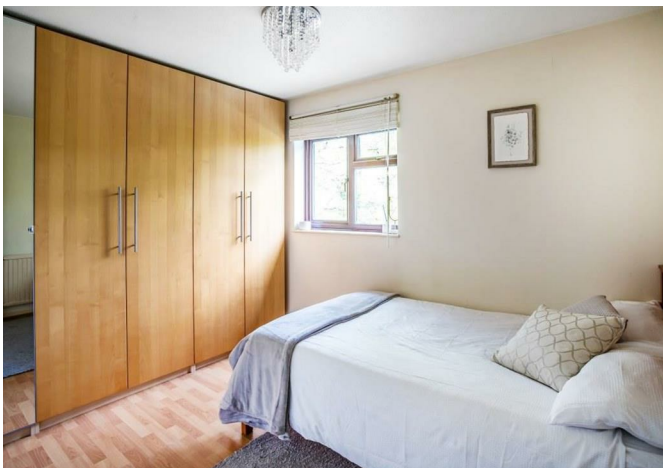




8 Oak Corner, Beare Green, RH5 4SG

Price Guide £295,000





- IDEAL STARTER HOME
- WELL PRESENTED THOROUGHOUT
- MODERN FITTED BATHROOM
- GARAGE TO REAR
- POPULAR VILLAGE

- ONE DOUBLE BEDROOM
- CONSERVATORY BUILT IN 2021 WITH BI-FOLDS
- COMPOSITE FRONT DOOR
- GENEROUS REAR GARDEN
- CUL DE SAC LOCATION



## Description

This 1985 built mid terraced ideal one bedroom starter home has so much to offer a first time buyer or someone looking to down size. There have been many improvements created by the present owner and this shows you just how much this property is ready to move into. These improvements include a recently built conservatory with bi-fold doors providing an ideal space for either dining and entertaining.

The decoration is finished to a good condition and laminated wood flooring runs throughout the ground floor.

The first floor is finished to the same high standard with the double bedroom benefitting from fitted wardrobes. The bathroom has been remodelled and now comprises of a modern suite with complimenting green 'subway' tiling.

Another highlight of the property is the size of the rear garden and the way that it takes you down towards the garage and workshop.

## Situation

The property is set close to the heart of the popular village of Beare Green, with its shops, primary school, and own "Holmwood" railway station which offers services to London, Horsham and the South Coast.

This cosy village is set on the southern edge of Dorking and accessible to Holmwood Common.

Dorking town centre is approximately 4.5 miles to the North which offers a comprehensive range of facilities such as five supermarkets including Waitrose and Mark and Spencer, many well regarded local and national shops, a selection of good quality restaurants and pubs.

There is a range of highly recommended schools and several doctors' surgeries. Dorking Halls offers cultural entertainment and includes a cinema. The Dorking Sport Centre is set just next door.

The M25 can be accessed via Dorking at junctions 8 & 9, Reigate & Leatherhead providing links to the general motorway network.

**Tenure**

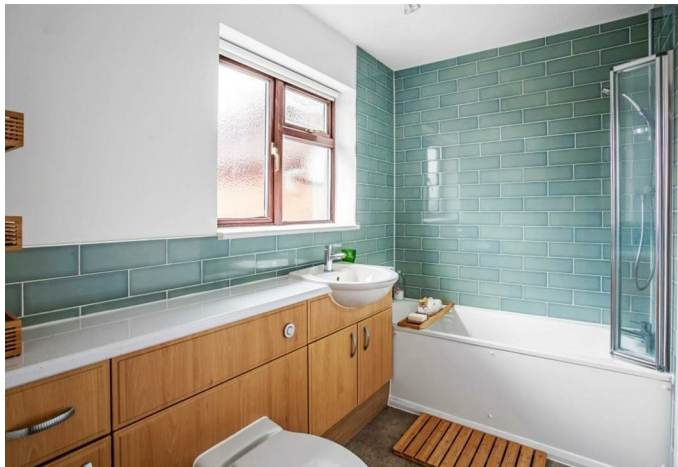
Freehold

**EPC**

C


**Council Tax Band**

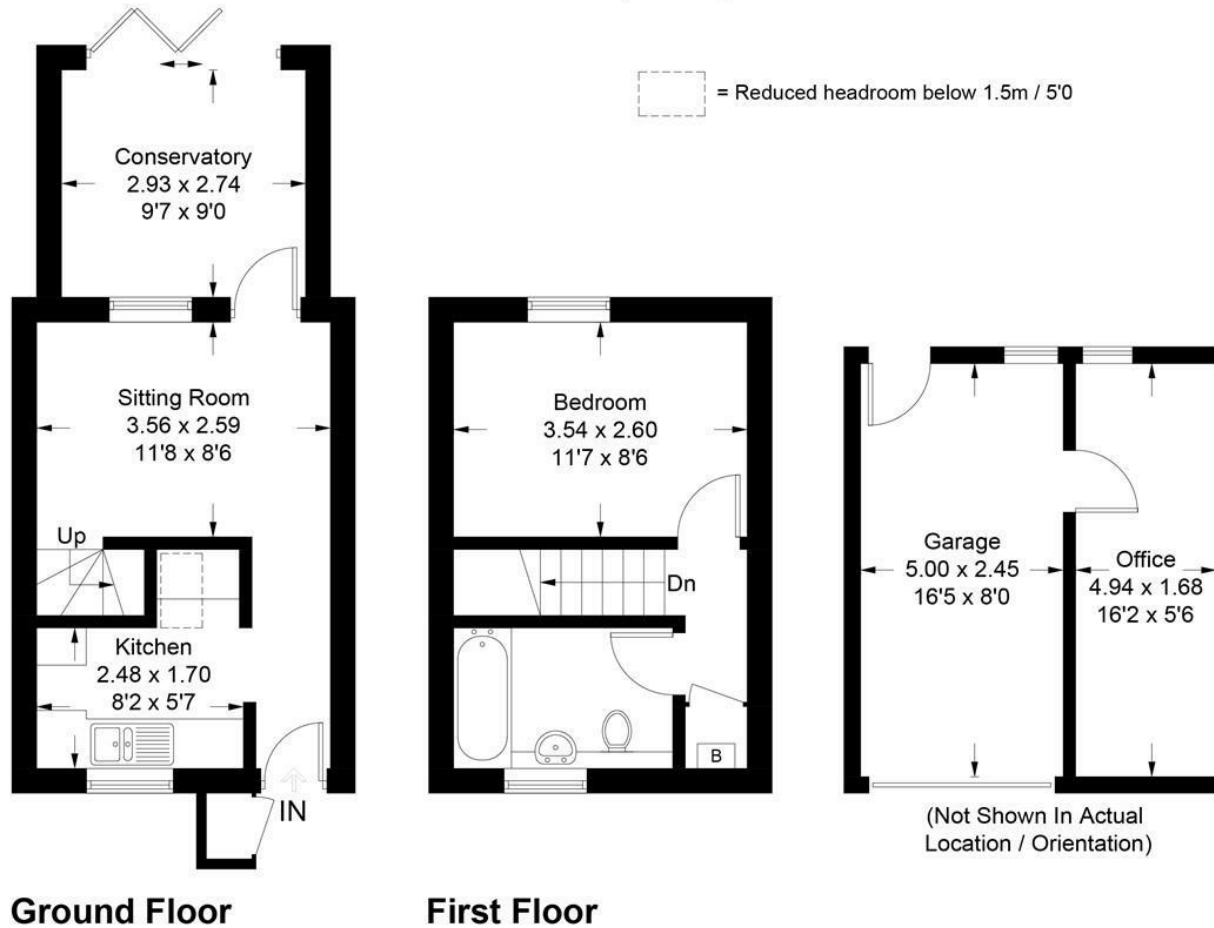
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Approximate Gross Internal Area = 47.8 sq m / 514 sq ft  
 Garage / Outbuildings = 22.0 sq m / 237 sq ft  
 Total = 69.8 sq m / 751 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1076446)

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