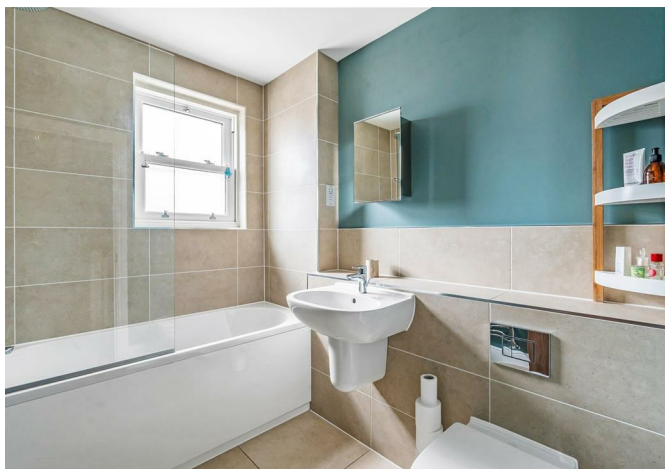




1 Brunswick Walk, Dorking, Surrey, RH4 2FQ

Price Guide £620,000



- MODERN END OF TERRACE HOME
- EN-SUITE TO MASTER BEDROOM
- BI-FOLD DOORS TO REAR GARDEN
- SUPERBLY PRESENTED THROUGHOUT
- PRETTY REAR GARDEN
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- TOWN CENTRE LOCATION
- TWO ALLOCATED PARKING SPACES
- CHAIN FREE

## Description

Brunswick Walk offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the South, East & West. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas, Starbucks and Costa Coffee to mention just a few.

Built by Martin Grant Homes in 2014, this attractive 3 bedroom end of terrace home is conveniently positioned in a private cul-de-sac only a stone's throw from Dorking High Street. Further benefits include a sunny south facing garden, bright and spacious accommodation, an air circulation system and two allocated parking spaces.

The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools in close proximity.

Please note, there is a maintenance charge of £600 Per Annum (2024). This covers the upkeep of communal areas, roads and plants, electricity for communal lights and insurances.

## Situation

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The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

**Tenure**

Freehold

**EPC**

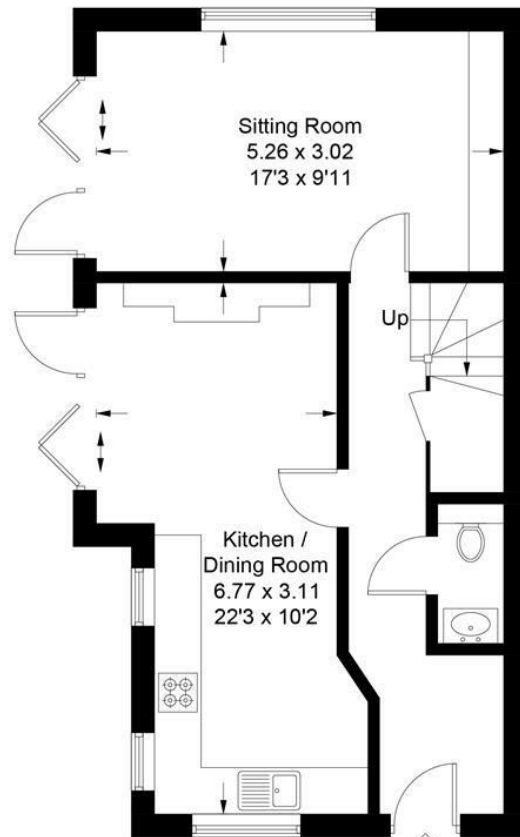
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**Council Tax Band**

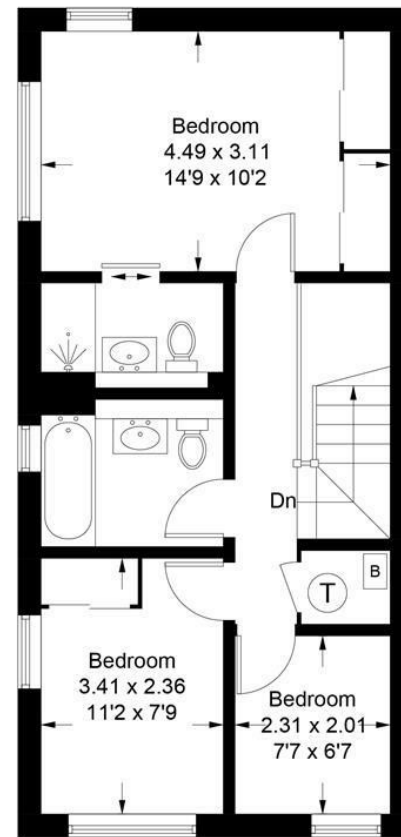
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Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



**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 any decisions reliant upon them. (ID1130697)  
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