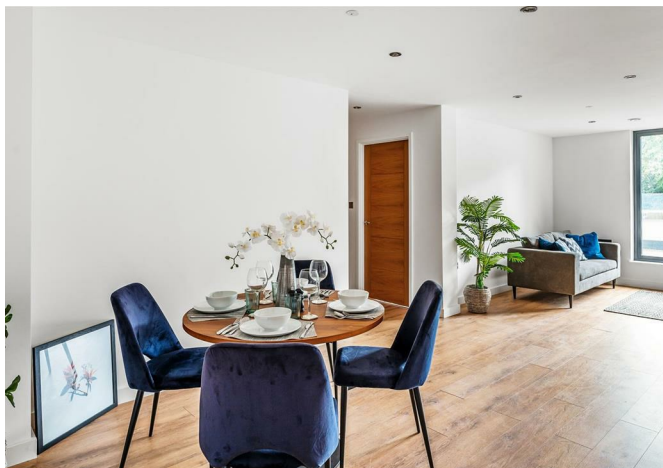




Flat 34, Deepdene House Deepdene Avenue, Dorking, Surrey, RH5  
4GE

Price Guide £384,950



- TWO BEDROOM APARTMENT
- PRIVATE BALCONY
- SMART LIGHTING SYSTEM
- EV CHARGING POINTS
- CLOSE TO DORKING TOWN CENTRE & STATIONS
- OPEN PLAN LIVING/DINING ROOM
- LUXURY KITCHEN
- ALLOCATED PARKING
- REMAINDER OF 10 YEAR BUILDZONE WARRANTY
- WITHIN GRADE II LISTED PARK & GARDENS

## Description

Discover your dream home nestled within the serene beauty of a Grade II listed park and gardens. This exquisite two-bedroom apartment offers a private balcony with breathtaking views of the surrounding woodland, perfect for unwinding after a long day.

Step inside to an open-plan living and dining area, featuring double glazed doors that lead to your private balcony. The modern kitchen boasts sleek handleless units, integrated appliances, and a luxurious Quartz worktop, making it a joy to cook and entertain in. The living/dining room is adorned with stunning Sicilian Oak engineered wood flooring, while the double bedrooms are carpeted for your comfort.

Indulge in the elegance of two contemporary bathrooms, one with a refreshing shower and the other with a relaxing bath, both equipped with polished chrome fixtures and vanity units. This apartment is designed for modern living, featuring a Smart lighting system, private parking, a video entry system, and a structural warranty for peace of mind.

Conveniently located near Dorking town centre and train stations, with easy access to all amenities and excellent transport links. Outside, enjoy the acres of beautiful gardens and woodland, visitors parking, and EV charging points.

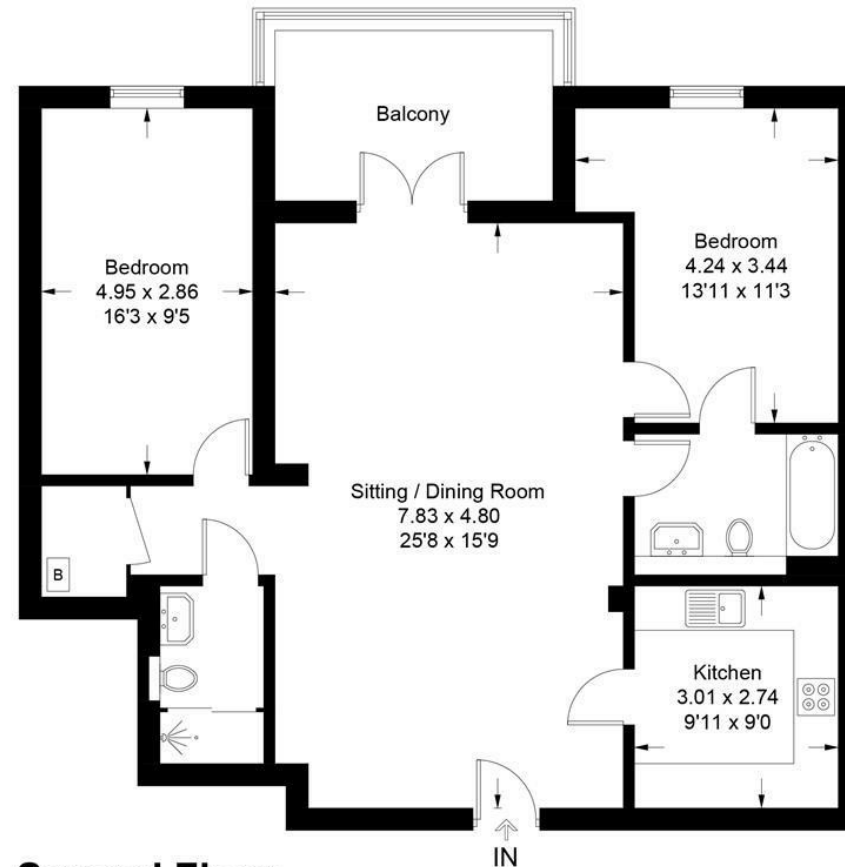
## Situation

Situated in 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, gastro pubs, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. 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, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Leasehold
EPC	C
Council Tax Band	F
Lease	146 years remaining
Service Charge	£1863.32
Ground Rent	Peppercorn



Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



## 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 any decisions reliant upon them. (ID1129656)  
www.bagshawandhardy.com © 2024

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** dorking@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

