



72 Bakers Way, Capel, Dorking, RH5 5JS

Price £280,000



- MODERN ONE BEDROOM STARTER HOME
- LOCATED IN POPULAR CAPEL VILLAGE
- UPDATED MODERN KITCHEN
- PRIVATE GARDEN TO FRONT AND SIDE
- AMPLE RESIDENTS PARKING
- PRESENTED TO A VERY HIGH STANDARD
- SUPERB PURCHASE FOR FIRST TIME BUYERS
- SEPARATE LOUNGE WITH STUDY AREA
- ECO-EFFICIENT ELECTRIC HEATING
- ACCESSIBLE TO LOCAL TRAIN STATION

Description

Located in the pretty village of Capel, this one bedroom starter home is set back at the end of a quiet cul-de-sac. The property enjoys wonderful countryside views with open fields to the rear of the development and is ideal for a first time buyer or someone looking to downsize offering bright and spacious accommodation arranged over two floors.

The ground floor comprises of a small entrance hallway with access directly into the lounge which is light and bright with an area under the stairs that would work well as a study area. The modern kitchen has been tastefully updated offering a selection of wall and base units and a number of integral appliances. The tiling is a particular feature and as been finished to a very high standard.

The first floor offers the generous bedroom and an updated shower room with a modern white suite.

The property offers fully Air conditioned (heating and cooling) Eco-efficient electric heating, which has been installed by the current owners.

There is residents off-street parking to the side of the house with a private garden to the front of the property mainly laid to lawn.

Situation

Set on the edge of the popular village of Capel, the property is within a short walk of the village where you will find the local petrol station, a small convenience store, Capel Primary School and St. John the Baptist Parish Church.

There are two local train stations nearby with Ockley/Capel and Holmwood both accessible from the property, offering commuter services into London.

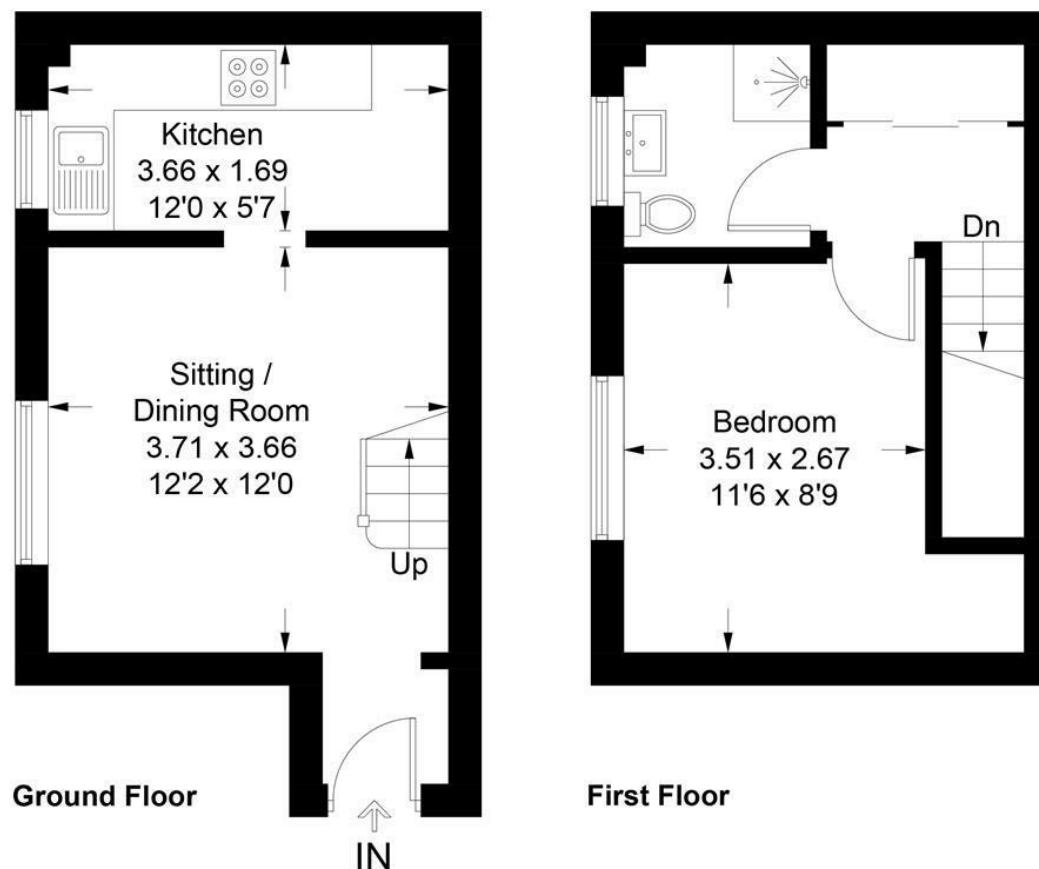
Dorking (6.1 miles) & Horsham (7.5miles) Town Centres are within easy reach, each offering a comprehensive range of shops facilities.

The surrounding area offers some of the County's finest walking, riding and cycling countryside with Box Hill and Leith Hill within easy reach.

Tenure	Freehold
EPC	D
Council Tax Band	C



Approximate Gross Internal Area = 42.0 sq m / 452 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. (ID1165954)
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