



31 Howard Road, Dorking, Surrey, RH4 3HP

Price Guide £695,000



- FOUR BEDROOM CHARACTER HOME
- WEST FACING GARDEN
- CLOSE TO DORKING TOWN CENTRE
- BASEMENT
- POTENTIAL TO EXTEND STPP
- SEMI DETACHED
- DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- IN NEED OF UPDATING
- NO ONWARD CHAIN

Description

Nestled in the heart of Dorking on Howard Road, this charming Victorian semi-detached home offers a wonderful opportunity for those seeking a spacious family residence in a prime town centre location. With two formal reception rooms, four generously sized bedrooms and a basement this property provides ample space arranged over three floors.

As you step inside, you will be greeted by bright and airy accommodation that is filled with natural light, creating a warm and inviting atmosphere throughout. The layout of the home is both practical and versatile, making it ideal for families or those who enjoy hosting guests.

The property boasts a west-facing garden, perfect for enjoying the afternoon sun and creating a delightful outdoor space to entertain. Additionally, the convenience of driveway parking adds to the appeal, ensuring that you have a secure place for your vehicle.

While the home is in need of modernisation throughout, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a living space that truly reflects their personal style and preferences. With its desirable location and spacious layout, this Victorian gem is a rare find in Dorking and is sure to attract interest from those looking to invest in a home with great potential.



Situation

Howard Road is a highly regarded residential road and within the conservation area, situated in the heart of the pretty market town of Dorking. There is a selection of independent shops and restaurants, weekly outdoor markets as well as national shops within a few minutes' walk. Schools nearby include The Ashcombe, St Paul's, St Josephs, The Priory and Powell Corderoy.

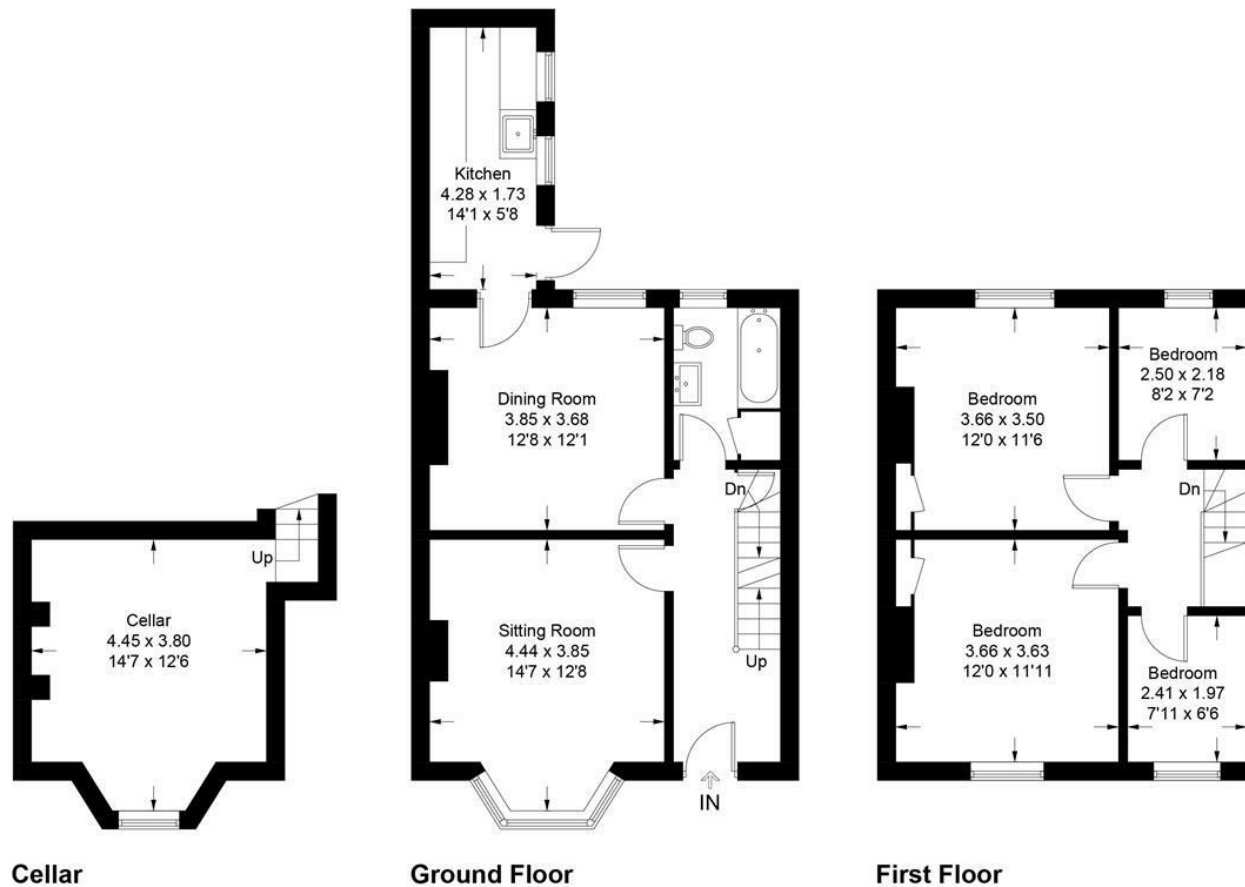
Dorking Halls features live events, the cinema, and a sports hall with pool. Moments from Howard Road is Dorking's popular West Street with appeal to antique hunters, and shoppers with its collection of shops, pubs, cafés, and restaurants.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). 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.

The Surrey Hills countryside surrounding Dorking is designated an Area of Outstanding Natural Beauty (AONB) and offers some of the county's finest walking, riding and cycling with Box Hill, Headley Heath, Leith Hill, and Polesden Lacey all close by. Denbies, the UK's largest vineyard and one of five 'Vineyards of Surrey Hills', is accessed just at the end of Dorking.

Tenure	Freehold
EPC	D
Council Tax Band	T.B.C
	D

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft
 Cellar = 16.4 sq m / 176 sq ft
 Total = 111.7 sq m / 1202 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. (ID1192209)
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