



7 Vincent Gardens, Dorking, Surrey, RH4 3FY

Offers Over £600,000



- MODERN FAMILY HOME
- SET OVER THREE FLOORS
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS
- SOLAR PV PANELS
- FOUR BEDROOMS
- EN SUITE SERVING BEDROOMS 2 & 3
- TOWN LOCATION
- PRIVATE GATED DEVELOPMENT
- SOUTH-WEST FACING GARDEN

Description

This beautifully presented, modern four-bedroom family home offers adaptable accommodation arranged over three floors. Occupying an enviable position within a private gated development close to Dorking Town Centre, other benefits include a south facing garden, allocated parking for two cars and its convenient location situated only moments away from the High Street.

Accommodation briefly comprises of a formal entrance hall that provides access to all principal rooms and a downstairs cloakroom/WC. The stylish kitchen offers a selection of base units with matching eye level cupboards and ample work surfaces. Integral appliances include a fridge/freezer, dishwasher, washer/drier, gas hob and electric single oven. The spacious living/dining area provides a great place to entertain with French doors leading out onto the south facing garden, benefiting from integral fitted blinds along with the window. There is useful cupboard providing a wealth of storage.

The first floor consists of two bedrooms that enjoy varying aspects and an ensuite servicing both bedrooms via "Jack and Jill" doors into the family shower room. The master bedroom is located on the top floor with views to the rear of the property, and a modern family bathroom and further fourth bedroom are also located on this floor.

Externally the sunny, south-west, facing rear garden is mainly laid to lawn with a paved patio area and raised borders providing texture and interest. A timber built shed sits at the rear of the garden and there are rear and side access gates leading to a residents parking area with two allocated parking bays.



Situation

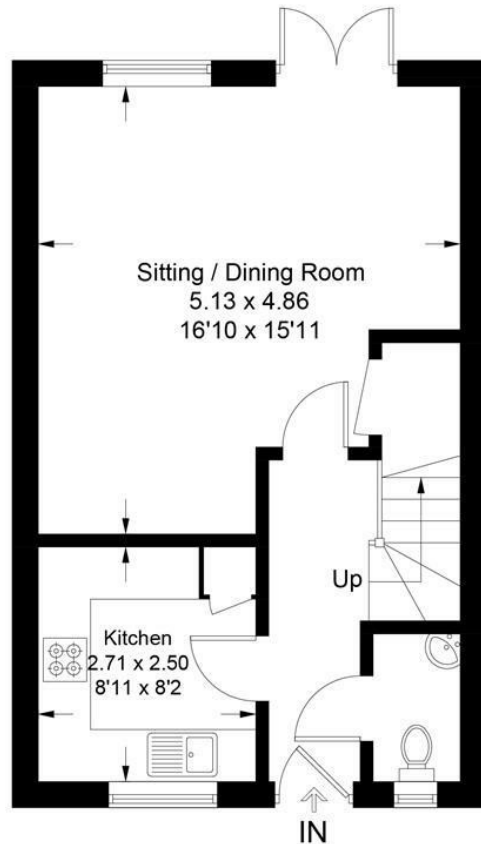
Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel along with several well-regarded pubs. The Dorking Halls, at 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 with the property located within St Pauls School catchment and close to The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

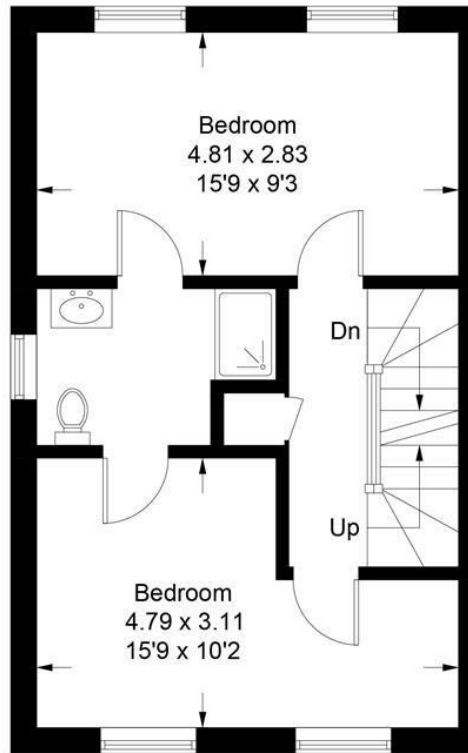
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Tenure	Freehold
EPC	B
Council Tax Band	E
Service Charge	£400 P.A. up to Dec 2024

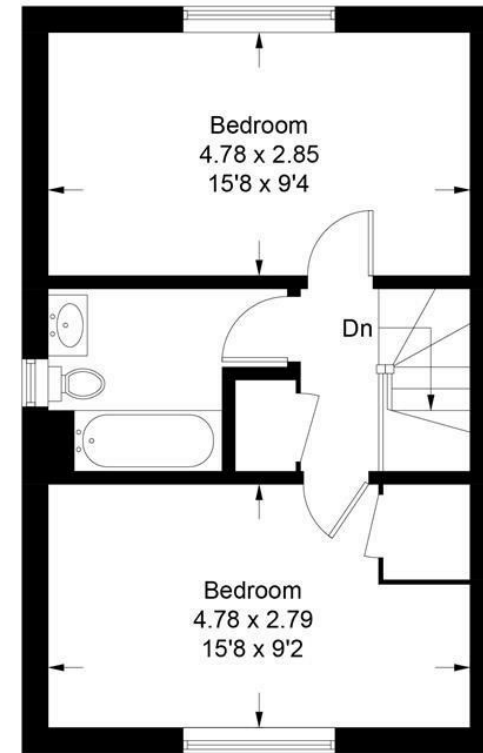
Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



Ground Floor



First Floor



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 decisions reliant upon them. (ID1123657)
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