



 **patrick
gardner**
RESIDENTIAL

91 Leslie Road, Pixham, Dorking, Surrey, RH4 1PW

Guide Price £675,000



- THREE/FOUR BEDROOM TOWNHOUSE
- STUNNING VIEWS
- SOUTH FACING GARDEN
- CUL DE SAC LOCATION
- MODERN KITCHEN AND BATHROOMS
- 1664 SQ FT OF ACCOMMODATION
- SUPERBLY PRESENTED
- DRIVEWAY AND GARAGE
- DOUBLE GLAZED/GAS CENTRAL HEATING
- CLOSE TO MAIN LINE STATIONS

Description

A superbly presented and recently updated 3/4 bedroom townhouse, situated in a popular residential cul de sac, close to Dorking Town Centre and main line train station. Offering bright and spacious accommodation arranged over three floors, further benefits include a private balcony with stunning views of Box Hill and modern interiors, with high spec furnishings.

Accommodation includes a spacious entrance hall and integral garage. To the rear is an adaptable reception room currently arranged as a home office with a separate living area. There is also a utility room providing direct access to the rear garden and a ground floor W.C. The first floor comprises of an open plan sitting/dining room with a large feature window enjoying views of the rear garden. The modern kitchen/breakfast room is a particular feature of the home and includes a number of base units with matching eye level cupboards, a selection of integrated appliances, a breakfast bar with quartz work surfaces and direct access via double doors to a private balcony with far reaching views towards Box Hill in the distance. An easy rising staircase provides access to the top floor where three further bedrooms can be found. The master bedroom (15'9 x 11'8) enjoys a modern and beautifully presented ensuite shower room with walk in shower, white bathroom suite, heated towel rail and large vanity unit. The second and third bedrooms are serviced by the modern family bathroom and enjoy breathtaking views of the surrounding countryside.

Externally there is driveway parking to the front and a storm porch. The south facing rear garden is mainly laid to lawn and extends to approx. 50ft. with flower bed borders and a patio providing a great place to entertain. There is also rear gated pedestrian access.



Situation

Situated just outside the centre of the market town of Dorking. There are two mainline train stations just a short distance away which offer services to both London Waterloo & Victoria from Dorking Main Line station. Dorking Deepdene station provides regular services to London Bridge (via Redhill). There are also services to Guildford, and Gatwick Airport to mention just a few. Dorking offers a vast selection of supermarkets, shops and restaurants. The Dorking Halls offers a cinema, theatre and entertainment with the Sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the counties finest walking, 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. The M25 can be approached at junctions 8 & 9, Reigate and Leatherhead. This network provides access to both Heathrow and Gatwick Airports.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
(Including Garage / Excluding External Cupboards)



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. (ID1040828)
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