



Millennium House 28 Horsham Road, Dorking, RH4 2JA

Price Guide £498,500



- SEMI DETACHED HOUSE
- EDGE OF TOWN LOCATION
- CURRENTLY USED AS A HMO
- SPACIOUS SPLIT LEVEL RECEPTION ROOM
- PRIVATE REAR GARDEN
- FOUR FIRST FLOOR BEDROOMS
- FIRST FLOOR SHOWER ROOM
- GREAT POTENTIAL
- GROUND FLOOR W.C.
- NO ONWARD CHAIN

## Description

Nestled on the charming Horsham Road in Dorking, this spacious semi-detached period property presents a unique opportunity for both families and investors alike. Previously utilised as a House of Multiple Occupancy, the home boasts a small kitchen at the front, offering a delightful view of the street, perfect for enjoying the local ambience.

The highlight of this residence is undoubtedly the expansive split-level lounge, measuring an impressive 30'2" by 14'02". This generous space is ideal for entertaining or relaxing, and it seamlessly opens out to the rear garden, creating a wonderful indoor-outdoor flow that is perfect for summer gatherings or quiet evenings.

On the first floor, you will find four well-proportioned bedrooms, providing ample space for family living or guest accommodation. Additionally, a convenient shower room is located on this level, catering to the needs of the household.

One of the key advantages of this property is that there is no onward chain, allowing for a smooth and efficient purchase process. Furthermore, its prime location ensures that Dorking town centre is easily accessible, offering a variety of shops, restaurants, and amenities, making it an ideal spot for modern living.

This property is a fantastic opportunity to create a comfortable home in a desirable area, blending period charm with practical living spaces. Whether you are looking to invest or settle down, this house on Horsham Road is certainly worth considering.

## Situation

Located in the heart of Dorking and moments from the High Street, Millennium House can be found along Horsham Road just passed South Street.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars. Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes.

The area is well-served by state and independent schools, as well as doctors' surgeries and dentists.

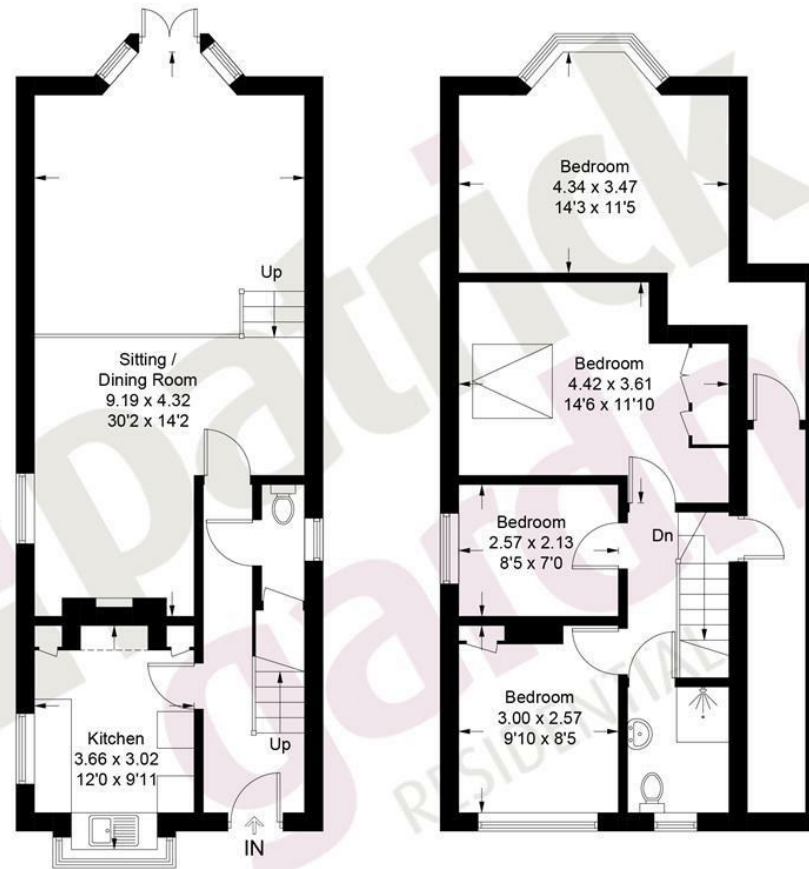
Railway stations link to London, Guildford, Gatwick Airport and Brighton.

Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| EPC              | D        |
| Council Tax Band | E        |



Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft



**Ground Floor**

**First 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. (ID1223618)  
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