



12 Arundel Road, Dorking, RH4 3HY

Price Guide £724,950



- THREE DOUBLE BEDROOM CHARACTER HOME
- DRIVEWAY PARKING
- OPEN PLAN KITCHEN/DINING ROOM
- GARDEN STUDIO
- CHARACTER FEATURES
- PRIME LOCATION
- CLOSE TO TOWN CENTRE
- SOUTH FACING GARDEN
- FORMAL SITTING ROOM
- ARRANGED OVER THREE FLOORS

Description

Nestled in the desirable location of Arundel Road, Dorking, this charming semi-detached house offers a delightful blend of character and modern living. Spanning an impressive 1278 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed by two inviting reception rooms that both enjoy wood burning stoves and provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the extended open-plan kitchen/dining room, which is a standout feature providing a great place to entertain. It also includes underfloor heating and a large storage cupboard.

The property is arranged over three floors, ensuring that each room is filled with natural light, creating a warm and welcoming atmosphere throughout. Three double bedrooms enjoy varying aspects, ample storage and are serviced by a large family bathroom with bath and walk in shower. Additionally, the south-facing garden is another feature, offering a private outdoor retreat complete with a studio and a lovely patio area, perfect for enjoying sunny days.

Conveniently located just moments from Dorking High Street, residents will benefit from easy access to a variety of shops, cafes, and local amenities. The added advantage of driveway parking further enhances the appeal of this delightful home.



Situation

Arundel 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, St Martins C of E, The Priory and Powell Corderoy.

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

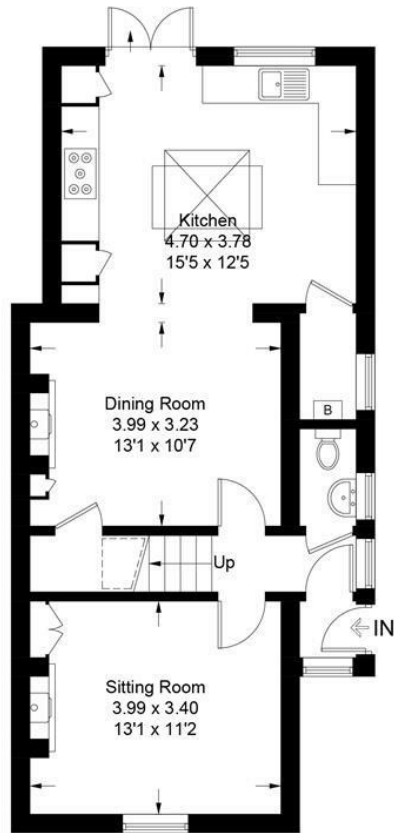
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

The immediate area provides some of the counties finest walking, cycling/mountain biking 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.

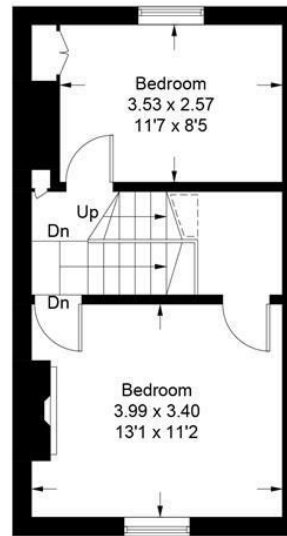
Tenure	Freehold
EPC	D
Council Tax Band	E

 = Reduced headroom below 1.5m / 5'0"

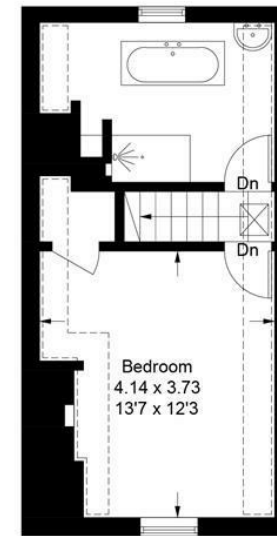
Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft
Outbuilding = 5.5 sq m / 59 sq ft
Total = 124.2 sq m / 1337 sq ft



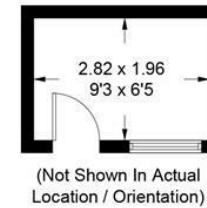
Ground Floor



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. (ID1241901)
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