



28 Tollgate Road, Dorking, Surrey, RH4 2PW

Offers In The Region Of £425,000



- SEMI DETACHED BUNGALOW
- EXTENDED TO THE REAR
- TIMBER DECKING
- SMALL SINGLE GARAGE
- EASY ACCESS TO TOWN

- TWO DOUBLE BEDROOMS
- DOUBLE DOORS OUT TO REAR
- OFF STREET PARKING TO SIDE
- POPULAR LOCATION
- SOLE AGENTS

Description

This attractive and well-presented two bedroom semi detached bungalow provides generous accommodation arranged over one floor. Tucked away in residential area the property is only a short distance from Dorking Town Centre.

Accommodation includes access via the front door set to the side of the property into the hallway. The attractive sitting room has been extended to the rear elevation providing additional dining room with views to the rear garden. A feature fireplace provides space for a log burner, which would be ideal in those winter months. The kitchen includes a selection of base units and matching eye level cupboards with work surfaces. There is space for the usual white good appliances and access is provided out to the lobby area with space for a tumble dryer.

The master bedroom has built in wardrobe space and attractive views from the double glazed windows to the front elevation. The second bedroom also overlooks the front garden. Both bedrooms are serviced by the fully fitted family bathroom.

Externally there is a useful brick built single garage and steps that lead up to a large patio area with decking providing an ideal area to entertain.

Situation

Situated within easy reach of the heart of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake along with a further range of various restaurants and 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.

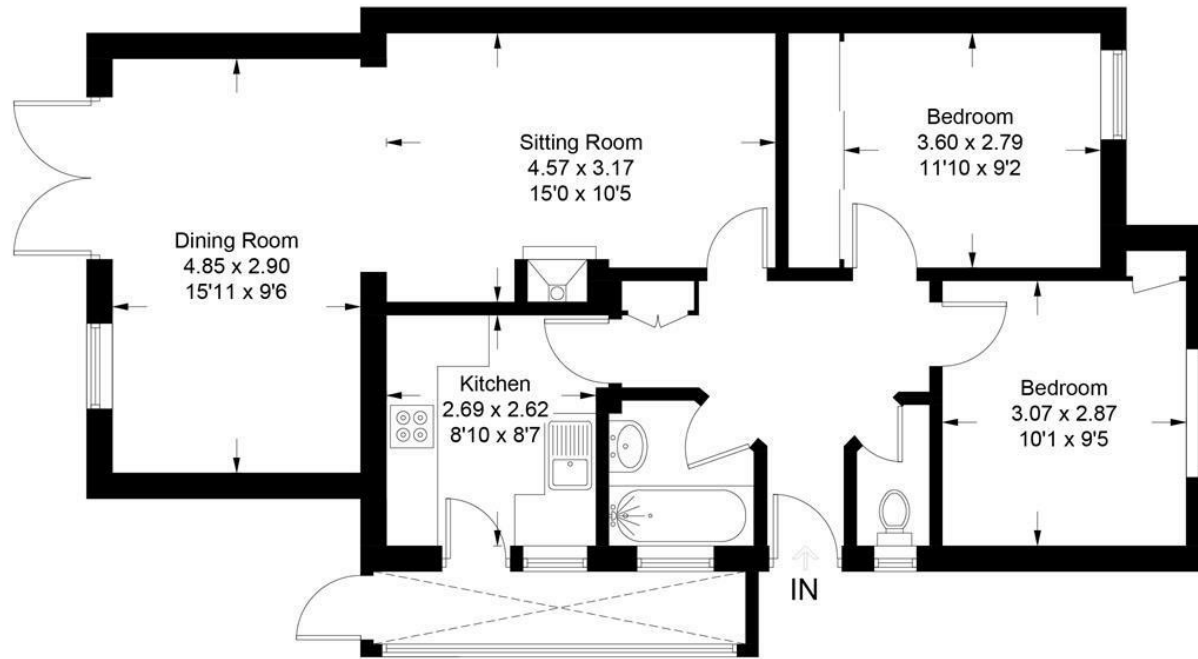
There is a highly regarded selection of schools with St Pauls, The Ashcombe, The Priory and The Powell Corederoy schools all within easy reach.

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. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

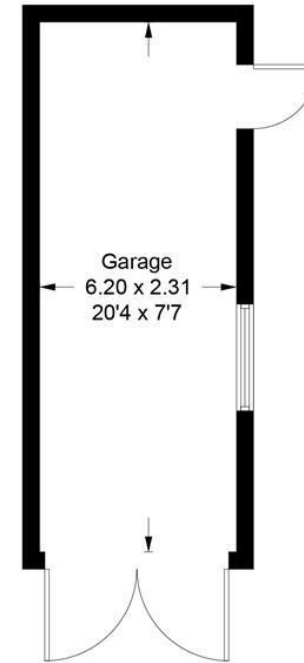
Tenure	Freehold
EPC	C
Council Tax Band	D



Approximate Gross Internal Area = 74.4 sq m / 801 sq ft
Garage = 14.3 sq m / 153 sq ft
Total = 88.7 sq m / 954 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID986513)

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