



**Hart Road, Dorking RH4 1LA**



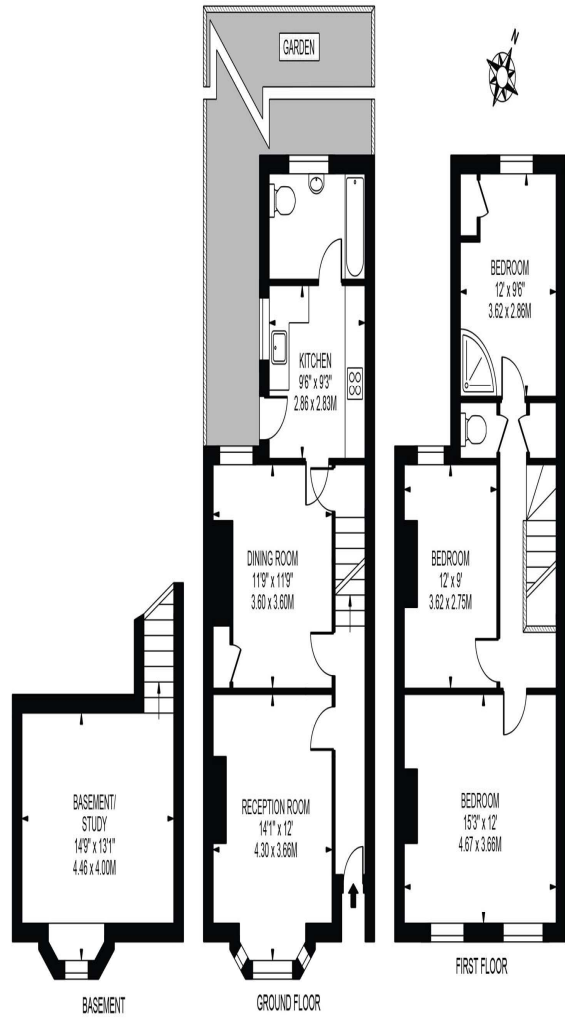
**welcome to**  
**Hart Road, Dorking**

An exciting opportunity to purchase this 3 bedroom, Victorian family home, located right within the heart of Dorking town with access to all local amenities at your fingertips, simply not to be missed.



# HART ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1226 SQ FT - 113.88 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**Traditional Bright Lounge**

**Open Plan Fitted Kitchen**

**The Master Bedroom**

**The Small Double Bedroom**

**Basement**

**The Third Double Bedroom**

**The Family Bathroom**

**The Rear Garden**

**Front Garden**

**welcome to**

## **Hart Road, Dorking**

- Semi-detached three bedroom property
- Perfect central location
- Traditional open fireplaces
- Enclosed private rear garden
- Dorking Mainline Station just a few minutes' walk

Tenure: Freehold EPC Rating: D

offers over

**£575,000**



**view this property online** [barnardmarcus.co.uk/Property/DRK101452](https://www.barnardmarcus.co.uk/Property/DRK101452)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DRK101452 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**barnard marcus**



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