



**High Street, Dorking RH4 1AY**

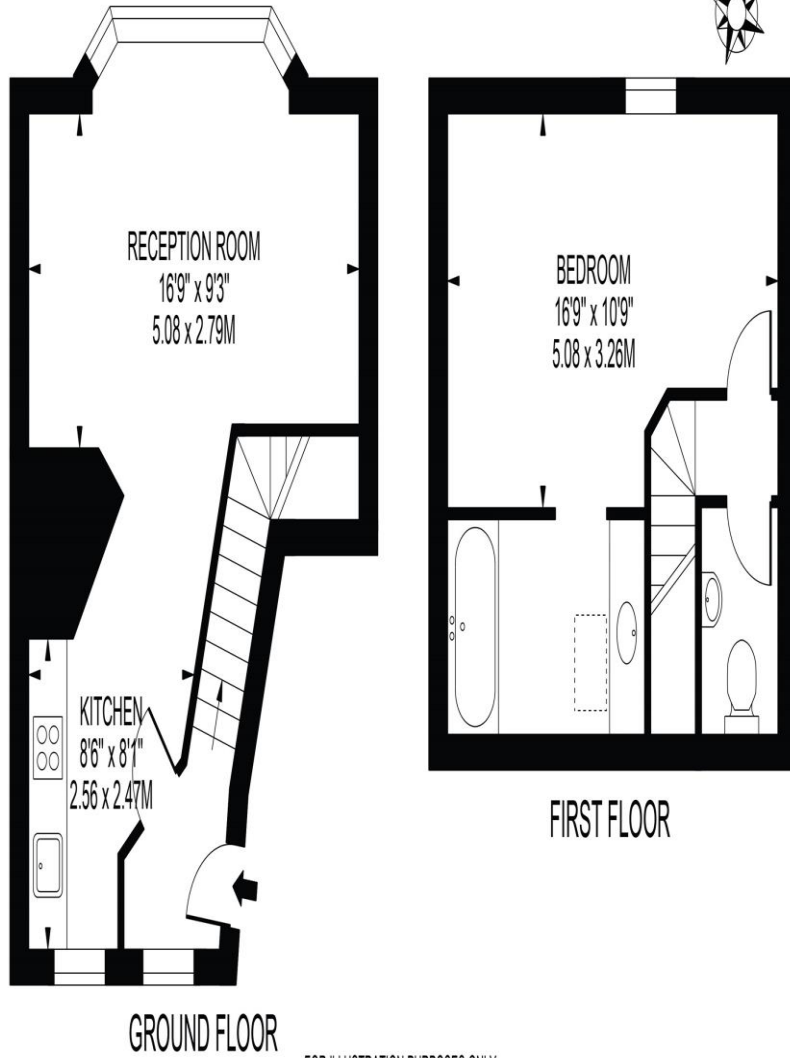
**welcome to**  
**High Street, Dorking**

Presented to a high standard, you enter the property on the first floor, through the entrance hall, leading into the spacious fitted kitchen, located to the rear of the property, with an integral oven and hob, with space for fridge, freezer, washing machine and dishwasher. Work surface space, eye and base level cupboards. There is a very useful additional cupboard, offering plenty of extra space, below the stairs. From the kitchen, you enter the generous, bright lounge / dining room, located to the front of the apartment, with traditional wooden beams, directly overlooking the High Street. The double bedroom, is positioned on the upper floor, with plenty of space for a wardrobe and bedroom furniture, with traditional wooden beams. The family bathroom, with a panelled enclosed bath, with shower attachment, and wash hand basin / vanity unit. The low level w.c. is located separately, at the top of the stairs, before you enter the bedroom. The loft offers plenty of space for additional storage (currently not accessible by ladder). We would advise all prospective buyers to book an appointment to view as soon as possible.



# HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 609 SQ FT - 56.57 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.



welcome to

## High Street, Dorking

- First floor split level apartment
- One bedroom
- Centrally located
- Fitted kitchen
- Property run on electric (no gas)

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£215,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK101027](https://barnardmarcus.co.uk/Property/DRK101027)



Property Ref:  
DRK101027 - 0007

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