



Flint Hill Close, Dorking RH4 2LW



welcome to

Flint Hill Close, Dorking

EPC Rating C. In summary this three bedroom semi-detached house, is perfect for a versatile and growing family. Presented in very good condition and ready to move into.



A well-presented three bedroom semi-detached freehold house, offering bright, versatile, family living accommodation is simply not to be missed. Located less than five minutes' drive to Dorking market town centre, with its array of shops, restaurants, not to mention outstanding schools combined with excellent commuter links via the M25 and rail links, to both London Waterloo and Victoria, in less than an hour. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. From the entrance hall, flowing into the spacious, open plan "L shaped" bright lounge / dining / kitchen to the rear of the property. The fitted kitchen, with an integral oven, fridge / freezer, washing machine and dishwasher. From here, there is access to the rear garden. The recently refurbished cloakroom, is located just off the hallway. The master double bedroom to the rear of the property, with plenty of space for wardrobes and bedroom furniture. The second bedroom is another generous double room, again plenty of space for bedroom furniture. The third bedroom, located to the front of the property is a single room, which is currently utilised as a home office. The family bathroom located to the front of the property, offers a panelled bath, with shower above, low level w.c. The rear garden, offering decking directly outside the property. To the front of the property there is a small garden, with parking directly in front of the property.



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- Three bedrooms
- Open plan lounge / kitchen / dining room
- No through road
- Parking for two cars
- Secluded rear garden

Tenure: Freehold EPC Rating: C

offers over

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRK100822 - 0015

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.



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