



**Lincoln Road, Dorking RH4 1TE**



**welcome to**

**Lincoln Road, Dorking**

A very spacious two bedroom, split level apartment, a few minute's walk from the centre of Dorking market town; with its array of shops, restaurants, plus excellent schools and travel links via the M25.



Dorking is a gateway to some of the most stunning scenery in the Southeast of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Dorking has excellent road and rail links to London in less than an hour.

As you enter the property the first staircase leads you directly to the main living floor of the property. The cloakroom is located half way up the stairs and provides the property with that all important second W.C.

The large kitchen/diner is located on the main floor, and comes equipped with an electric hob and oven. The kitchen layout provides space for a washing machine and fridge, as well as a family dining table. The traditional fireplace and sash window provides fantastic character to the room.

The spacious living area is located adjacent to the kitchen and also benefits from a feature fireplace and sash window, again providing great character.

A second reception houses a large floor to ceiling built-in wardrobe and would make a fantastic office space.

The second staircase provides access to the bedrooms and family bathroom. The landing is bright and spacious.

Both double bedrooms are similarly sized with plenty of space for bedroom furniture. Both rooms have large windows providing plenty of light.

The family bathroom is also located on this floor, with a bath and shower above, W.C. and sink. There is also a useful storage cupboard located next to the bath.



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welcome to

## Lincoln Road, Dorking

- Two Double Bedrooms
- Family Bathroom and separate W.C.
- Permit parking available
- Character features throughout
- Council Tax band "C"

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRK101740 - 0004

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**01306 882148**



[dorking@barnardmarcus.co.uk](mailto:dorking@barnardmarcus.co.uk)



238 High Street, DORKING, Surrey, RH4 1QR



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