



Broome Cottages, Dorking RH4 1QG

welcome to

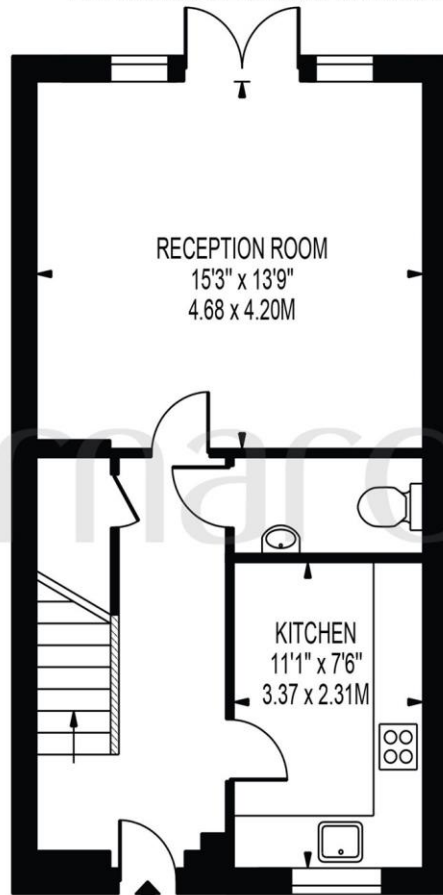
Broome Cottages, Dorking

This attractive modern home is located in a discrete private road, within 0.3 mile of both Dorking high street and train stations. With no onward chain, the property provides light and well proportioned living space. It has a modern fitted kitchen with integrated oven, fridge/freezer, dishwasher, washer/dryer and ample space for a dining table. A convenient spacious downstairs WC with toilet and sink. The living room is light and well proportioned, offering a great living space with double doors leading into the garden. The first floor offers three bedrooms. The master bedroom located at the front of the property is a spacious double with fitted wardrobes providing excellent storage, as well as lovely views over Boxhill and Denbies Wine Estate. The ensuite has a toilet, sink and shower. The second double bedroom located at the rear has built-in double wardrobes and ample space for bedroom furniture. The third bedroom offers generous space for bedroom furniture. The good sized family bathroom provides a bath shower, toilet and sink. The loft is partially boarded and fully insulated providing a useable storage area. The rear garden boasts a paved patio and level lawn facing south east. The property has one allocated parking space located opposite the property and a handful of visitor parking spaces.

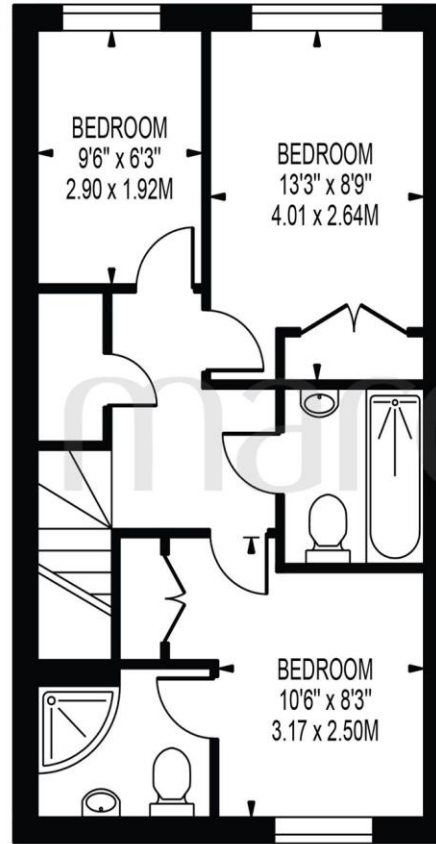


BROOME COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 909 SQ FT - 84.42 SQ M



GROUND FLOOR



FIRST FLOOR

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

Broome Cottages, Dorking

- Chain free
- Three bedrooms
- Ensuite shower room
- Front and rear garden
- Private parking and visitor parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101741



Property Ref:
DRK101741 - 0018

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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