



Leith Road, Beare Green Dorking RH5 4RQ

welcome to

Leith Road, Beare Green Dorking

This wonderful family home begins as you enter the property from the entrance porch, leading into the generous entrance hall; with all living accommodation flowing directly from the hallway. From the entrance hall, flowing directly into the inviting and spacious open plan kitchen / lounge / dining room. From the lounge, you enjoy views over the beautiful rear garden, with doors leading directly into the garden.

The spacious kitchen with a feature brick wall, offers plenty of work surface space, eye, and base level cupboards. An integral oven, with space for fridge, freezer, and dishwasher. The utility room, with space for a washing machine and tumble dryer, plenty of storage space, and direct access to the rear garden. The principal double bedroom located to the front of the property, is extremely generous, with plenty of space for bedroom furniture. The rear garden is the ideal spot for outdoor entertaining and alfresco dining.



LEITH ROAD

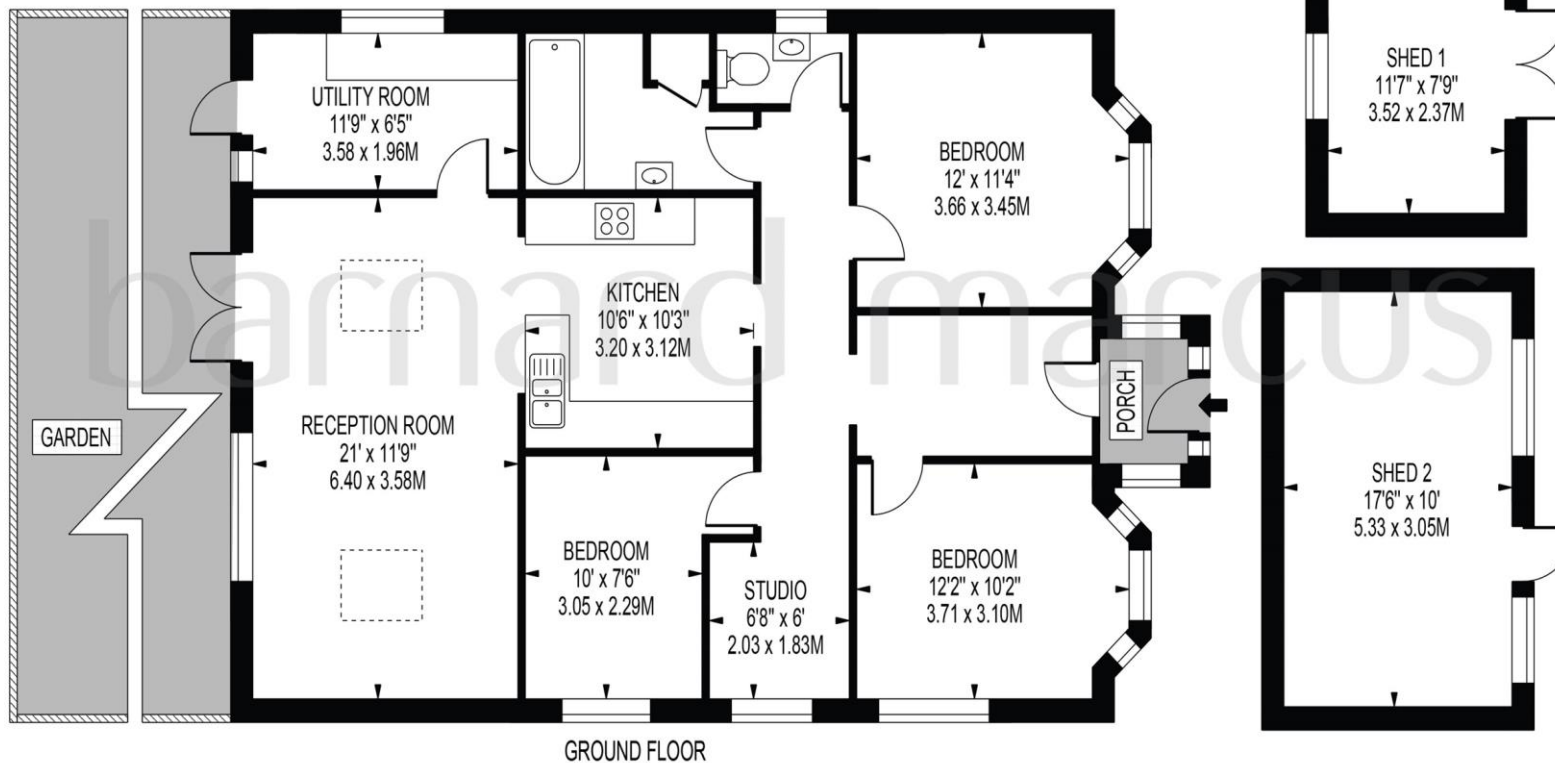
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1084 SQ FT - 100.75 SQ M

(EXCLUDING SHED 1 & 2)



APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 1: 90 SQ FT - 8.34 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 2: 175 SQ FT - 16.26 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.

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- Detached Bungalow
- Three bedrooms
- Open plan kitchen / lounge dining room
- Parking for up to three cars on the driveway
- Brand New Combi Boiler

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101330



Property Ref:
DRK101330 - 0012

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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