



## Western Place

Vincent's Walk, Dorking, RH4 3HU

**Wingate & Withers**  
ESTATE AGENTS

- Two double bedroom house.
- Lounge with real working fire.
- Large fitted kitchen/ dining area with appliances.
- Patio doors onto a modern

**£1,295 pcm**

EPC Rating 'TBC'





## Property Description

### Two Bedroom House

This amazing house offers lots of character from the moment you enter the front garden, with its seasonal planted flowers getting ready to bloom and the garden arch ornament providing the country style garden image.

### Entrance hall

11'1x 5'

Large contemporary front door with feature glass to allow natural light into this sunny 1800's cottage. Fresh and bright neutrally decorated hallway with complimentary quality carpets through to the lounge:

### Lounge

9'7 x 10'11

Beautiful bright and sunny lounge situated at the front of the house, large double glazed sash window overlooking the country style front garden, real



working fire place with natural brick hearth surround and neutral mantelpiece, carpeted lounge, radiator, alcoves for storing wood, and extra shelves for storage, central light and wall lights for setting the required atmosphere.

### **Kitchen/Dining area**

15'1x 10'4

Large traditional cottage style kitchen with well designed matching eye and base units, integrated dishwasher and fridge, gas hob with electric oven and separate grill, bosch washing machine, and freezer subtly positioned in the large under stairs cupboard. The kitchen offers space to have a large dining table for either entertaining or family time together, it also offers a large patio sliding door leading onto the modern, low maintenance garden most fitted with decking and extremely private.



### **Master Bedroom**

9'9 x 9'3

Sunny master bedroom situated at the front of the house, large double bedroom with built in storage cupboard, neutrally decorated with neutral carpets.

### **Second Bedroom**

9'8 x 9'3

Double bedroom with sash window overlooking the private rear garden. Built in storage cupboards, neutrally decorated with complimentary carpets, side lights and a central light.



### **Bathroom**

5'2 x 5'5

Beautiful modern bathroom with contemporary tiles and power shower above 'P' shaped bath with glass shower screen, large white hand basin and white toilet, large double glazed window with a blind.



### **Back Garden**

Secluded, private back garden fitted with decking for low maintenance, conifers planted to provide privacy, outdoor storage space available, secure rear gate allowing access to the car park. Permits available at the tenants expense from Dorking Council.

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