



Coldharbour Lane, Dorking, RH4 3JH

£3,200 PCM





- AVAILABLE NOW
- UTILITY ROOM
- THREE BATHROOMS
- LARGE DOUBLE GARAGE
- PART/UNFURNISHED
- SUBSTANTIAL THREE BEDROOM COUNTRY HOME
- TWO RECEPTION ROOMS
- RURAL SETTING

## Description

**ENTRANCE PORCH:** Front door leading into a spacious entrance hall with integrated storage and ground floor cloakroom w/c.

**LOUNGE:** Bright and spacious double aspect living space with high ceilings and character features, wood burning stove and outlook to the front and side gardens.

**DINING ROOM:** Good size dining room with double doors to front garden, integrated alcove storage.

**KITCHEN/BREAKFAST ROOM:** Large double aspect kitchen breakfast room with plenty of space for a table, ample worktop space and cupboard storage, fridge and range style cooker.

**UTILITY ROOM:** Spacious utility room with ample extra storage, washing machine, tumble dryer, sink and access to rear courtyard. Door leading to rear of double garage.

**STUDY:** Ground floor study with shelving.

**DOUBLE GARAGE:** Large double garage with two up and over doors.

**MASTER BEDROOM:** Large double bedroom with rail hanging space and en-suite bathroom.

**ENSUITE:** Featuring a shower over the bath, corner sink unit, heated towel rail and far reaching countryside views.

**BEDROOM TWO:** Large double aspect bedroom with a bright and spacious feel.

**FAMILY BATHROOM:** Integrated toilet and sink unit, bath, walk in corner shower and towel rail.

**BEDROOM THREE:** Double bedroom with integrated cupboard storage, views to the front fields.

**BATHROOM:** Roll top bath, fitted sink unit with marble top, toilet with high level cistern.

**OUTSIDE:** Garden to the side of the property with lawn and mature flowerbeds, front courtyard and large driveway.

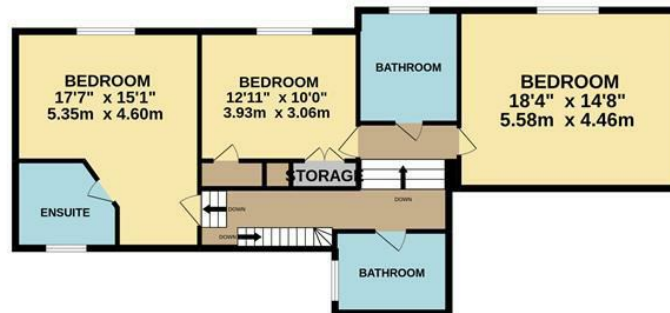
**EPC** E  
**Council Tax Band** G



# GROUND FLOOR



# 1ST FLOOR



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