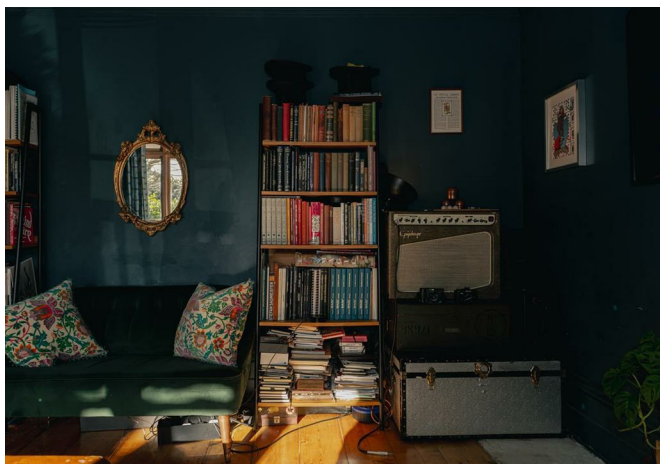




# Knoll Road, Dorking

£365,000





“

As the current owner, I'm proud to present this magical ground-floor flat with period charm, a balcony for entertaining, and direct access to a communal garden. Conveniently located near amenities and schools.

It's been an absolute delight living here and I wish the best to it's new owners!

”



PRICE GUIDE £365,000.00 - £375,000.00

If you prioritise period features, character, and an excellent location, then this remarkable ground-floor flat is a must-see. When approaching the building and ascending the steps to the communal front door, you'll be immediately struck by its charming curb appeal!

Upon entering the flat, prepare to be spellbound by the lounge – a spacious haven ideal for entertaining guests or simply unwinding in front of the television. With its high ceilings and double doors opening onto the balcony, it's a space where one can easily imagine enjoying summer evenings. The current owner, a professional magician, has bravely redecorated to create a cosy and moody design that does stand out from the rest!

Nestled at the rear of the building, the kitchen fits seamlessly with the rest of the flat, inviting you to explore your culinary prowess with its charm. The highlight? Steps leading from the kitchen to the communal garden, which offers a delightful space to bask in the sunshine or host gatherings with loved ones. Among the four apartments in the building, this one stands out with its exclusive direct access to the garden.

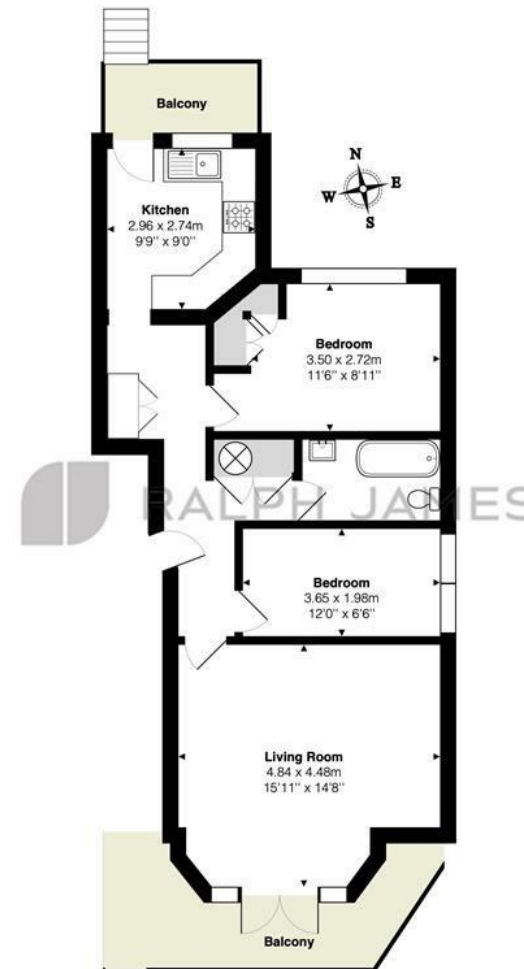
The master bedroom exudes sophistication and allure, while the second bedroom offers ample space for accommodating friends or family. The bathroom provides the perfect setting for indulging in a luxurious soak.

Conveniently located near the town center, stations, and esteemed schools like St. Paul's, this flat is sure to cast its spell on prospective buyers, ensuring it won't remain on the market for long.



## Need to know

- Charming ground floor flat with period features
- Balcony perfect for entertaining
- Direct access to communal garden
- High ceilings in lounge
- Ideal for hosting summer gatherings
- Well-integrated kitchen
- Spacious master bedroom full of charm
- Second bedroom with ample room for guests
- Conveniently located near amenities
- Close to reputable schools



### Upper Ground Floor

Knoll Road, Dorking

Total Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup> (excluding balcony)

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## Interested?

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