



# Chalkpit Lane, Dorking

£550,000







“

This charming Dorking home, meticulously designed for modern family life, offers convenience, comfort, and warmth. With top-notch schools nearby and unique features like a garden room, it's an ideal family home.

”





Ralph James is proud to present to the Dorking sales market this cracking three-bed house perfectly set up for a young family or couple looking to place their roots.

Nestled in the heart of Dorking, this lovely home holds a special place on a friendly street, just a stone's throw away from top-notch schools, convenient transportation options, and all the amenities you could ask for. Crafted with care by its current owners, this house blends style and comfort to perfectly suit the needs of modern family life.

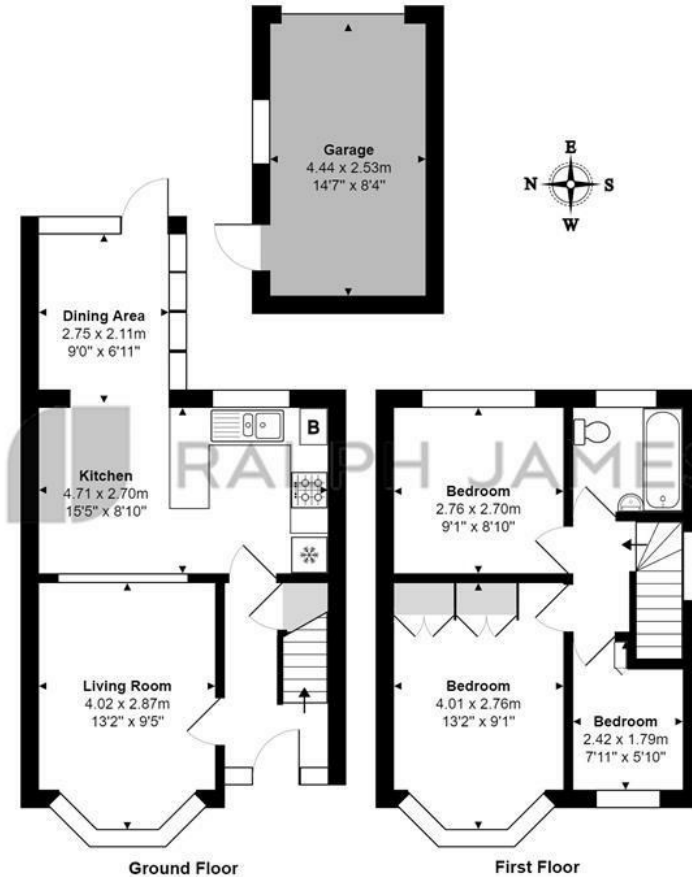
You'll find a welcoming lounge filled with natural light streaming in through large windows. The recently updated kitchen is a chef's delight, offering plenty of storage and workspace. And who could resist the allure of the garden room extension—a cosy spot destined for countless friend or family gatherings?

Upstairs, the bedrooms are tastefully decorated in soothing tones, providing a peaceful retreat at the end of the day. Don't forget about the modern bathroom—it's the perfect place to unwind and relax.

Outside, the magic continues with a beautifully designed garden with low-maintenance decking featuring smart ambient lighting and raised beds. Plus, unique to the road, there is a garage with offroad parking and access at the rear of the property, with plenty of room for that ever-important storage.

## Need to know

- Ralph James introduces a delightful three-bed house in Dorking's sales market
- Perfectly suited for a young family or couple ready to establish roots
- Located in the heart of Dorking, with close proximity to top-notch schools and amenities
- Meticulously crafted by current owners for modern family living
- Bright and airy lounge with generous natural light
- Recently renovated kitchen designed for culinary enthusiasts, featuring ample storage and workspace
- Irresistible garden room extension ideal for hosting gatherings with friends and family
- Tastefully decorated bedrooms exuding tranquility and comfort
- Modern bathroom designed for relaxation and rejuvenation
- Beautifully landscaped garden with low-maintenance decking, ambient lighting and raised beds, plus a rare garage with off road parking and rear access for additional convenience



Chalkpit Lane, Dorking

Total Area: 65.9 m<sup>2</sup> ... 710 ft<sup>2</sup> (excluding garage)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



## Interested?

dorking@ralphjames.co.uk  
01306 284555

#

ralphjames.co.uk