



# Breakspear Gardens, Dorking

£299,950





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A large ground-floor apartment boasting two spacious bedrooms. Nestled in a sought-after cul-de-sac near Beare Green's amenities, it offers modern living with convenient access to transportation and the picturesque Surrey Hills and Central London.

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Ralph James is pleased to present a meticulously presented ground-floor apartment, boasting two double bedrooms and spanning an impressive square footage compared to others. Situated within an exclusive private cul-de-sac in close proximity to Beare Green's amenities, including local shops, Holmwood train station, schools, and the breathtaking countryside.

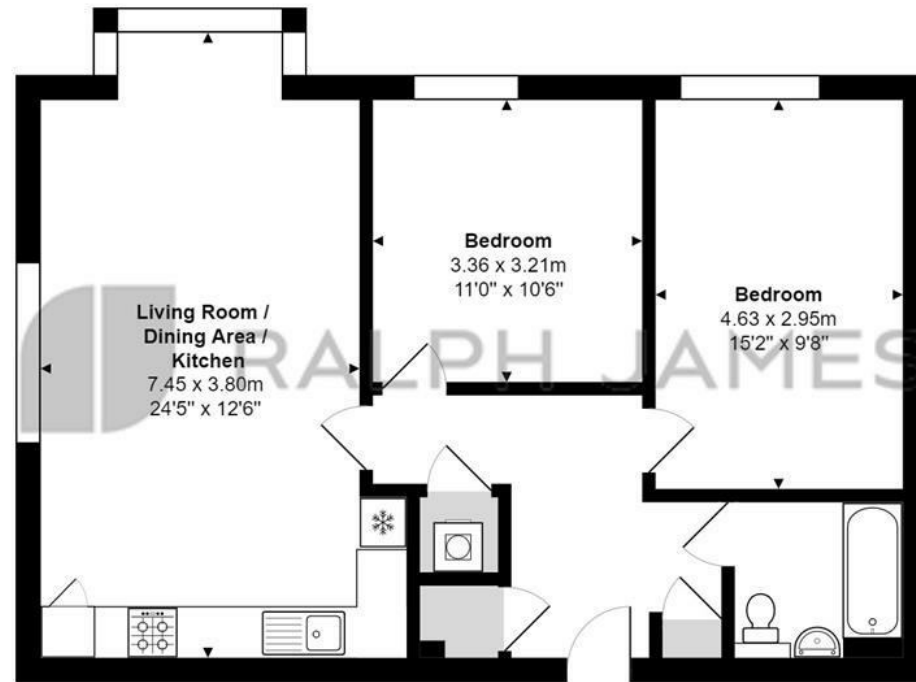
Enter through a secure communal entrance leading to a spacious hallway, providing access to all living spaces and three substantial storage cupboards. Crafted to the highest standards, the apartment showcases a luminous dual-aspect open-plan kitchen/dining/living room. Natural light floods in through large windows, creating an inviting atmosphere. The contemporary kitchen features a range of base and eye-level cabinetry, paired with ample work surfaces and space for all necessary appliances.

The principle bedroom spans a generous size, offering plenty of room for wardrobe furniture. Meanwhile, the second bedroom serves as a flexible space, currently utilised as a practical home office. A modern bathroom, adorned with modern tiling and quality fittings, completes this cracking flat.

Breakspear Gardens in Beare Green Village offers essential amenities including shops, cafes, and schools. Holmwood train station, a short walk away, connects to Dorking and London. The A24 provides access to major shopping centres in Dorking and Horsham, as well as the South Coast and Gatwick Airport just 10 miles away. Residents also enjoy a plethora of doorstep walks amidst the scenic Surrey Hills.

## Need to know

- Meticulously presented ground-floor apartment by Ralph James
- Two double bedrooms with impressive square footage
- Exclusive private cul-de-sac with plenty of communal and visitor parking near Beare Green's amenities
- Secure communal entrance leading to spacious hallway
- Luminous dual-aspect open-plan kitchen/dining/living room
- Contemporary kitchen with ample storage and workspace
- Generously sized principal bedroom with wardrobe space
- Flexible second bedroom currently used as a home office
- Modern bathroom with modern tiling and quality fittings
- Breakspear Gardens in Beare Green Village offers essential amenities, Holmwood train station, and easy access to major shopping centers, the South Coast, and Gatwick Airport, with scenic walks in the Surrey Hills.



### Ground Floor Flat

Breakspear Gardens, Beare Green, Dorking

Total Area: 69.8 m<sup>2</sup> ... 752 ft<sup>2</sup>

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## Interested?

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