



South Drive, Dorking

The **PERSONAL** Agent

£1,095,000

Freehold

- Spacious entrance hall with cloakroom
- Good size sitting room with fireplace
- Separate spacious dining room
- Fitted kitchen-breakfast room with integrated appliances
- Gas central heating and solar panels
- Four good size bedrooms with nice outlook
- Fitted family shower room
- Front driveway & front garden leading to single garage
- Rear south facing garden with large patio area & side access
- Close to Dorking Town Centre & train station



A very attractive four bedroom character detached property situated in an elevated position in a highly sought after private road within easy reach of Dorking town centre and train station. Own driveway, garage and large gardens.

The property is approached via its own large driveway and attractive front garden leading to the single garage.

The accommodation comprises: Spacious entrance hall with hardwood flooring and

downstairs cloakroom, lovely well appointed sitting room with fireplace with hardwood flooring and fitted wood burner and nice outlook to the garden, separate good size dining room and modern fitted kitchen-breakfast room with some integrated appliances.

The first floor is accessed via a sweeping staircase leading to the large landing, there are four good size bedrooms with far reaching views from the front bedrooms and fitted family shower room.

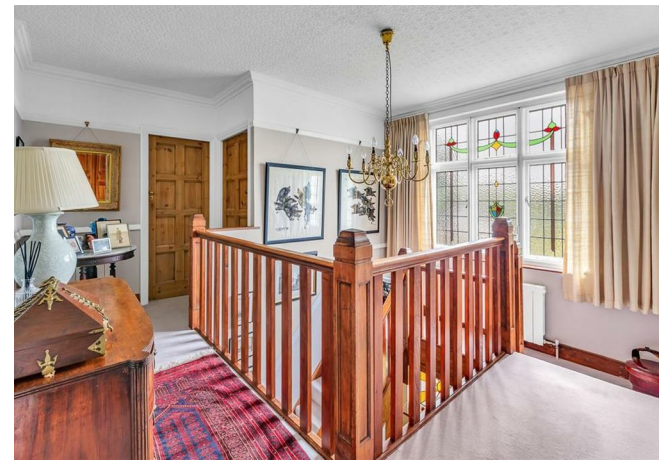
The beautiful rear garden is a very good size and

has mature planting, lawn areas, large patio, air raid shelter and side access.

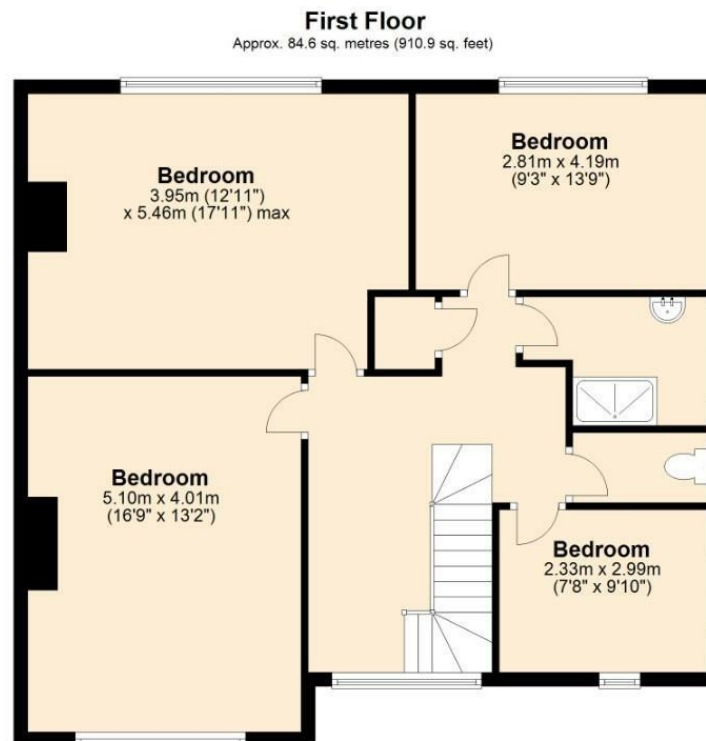
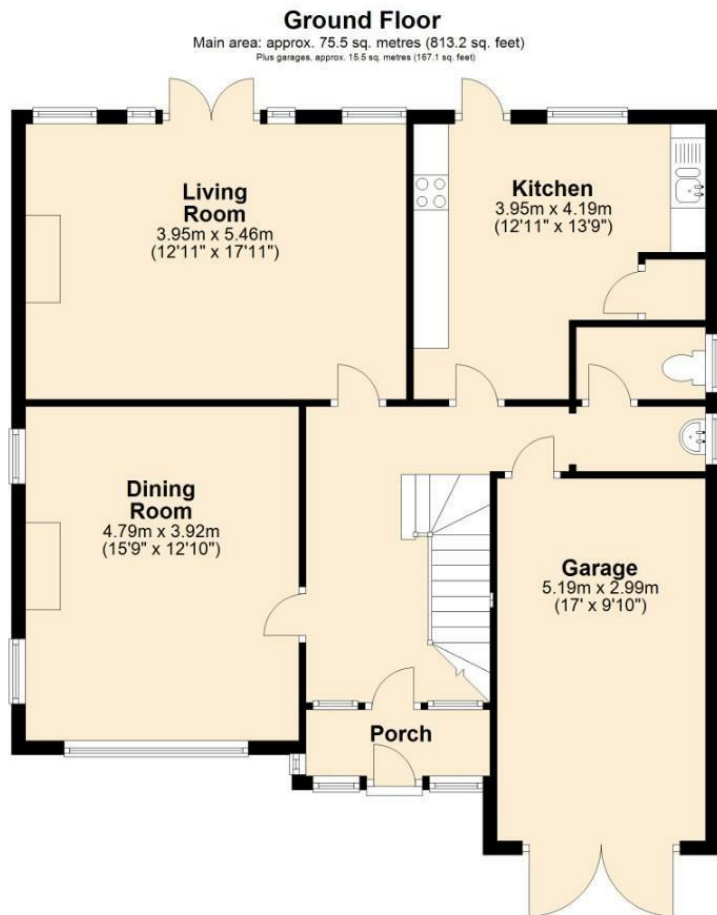
There is excellent potential to extend to the side and rear subject to planning.

Dorking Town centre is within easy reach as is Dorking train station, there are well regarded local schools and acres of open countryside on the doorstep.
No onward chain.

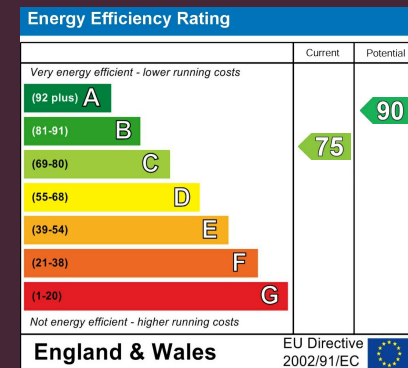
Tenure - Freehold
Council Tax Band G







Main area: Approx. 160.2 sq. metres (1724.1 sq. feet)
Plus garages: approx. 15.5 sq. metres (167.1 sq. feet)



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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

