



**Price**

**£850,000**

**Freehold**

4x  2x  2x 

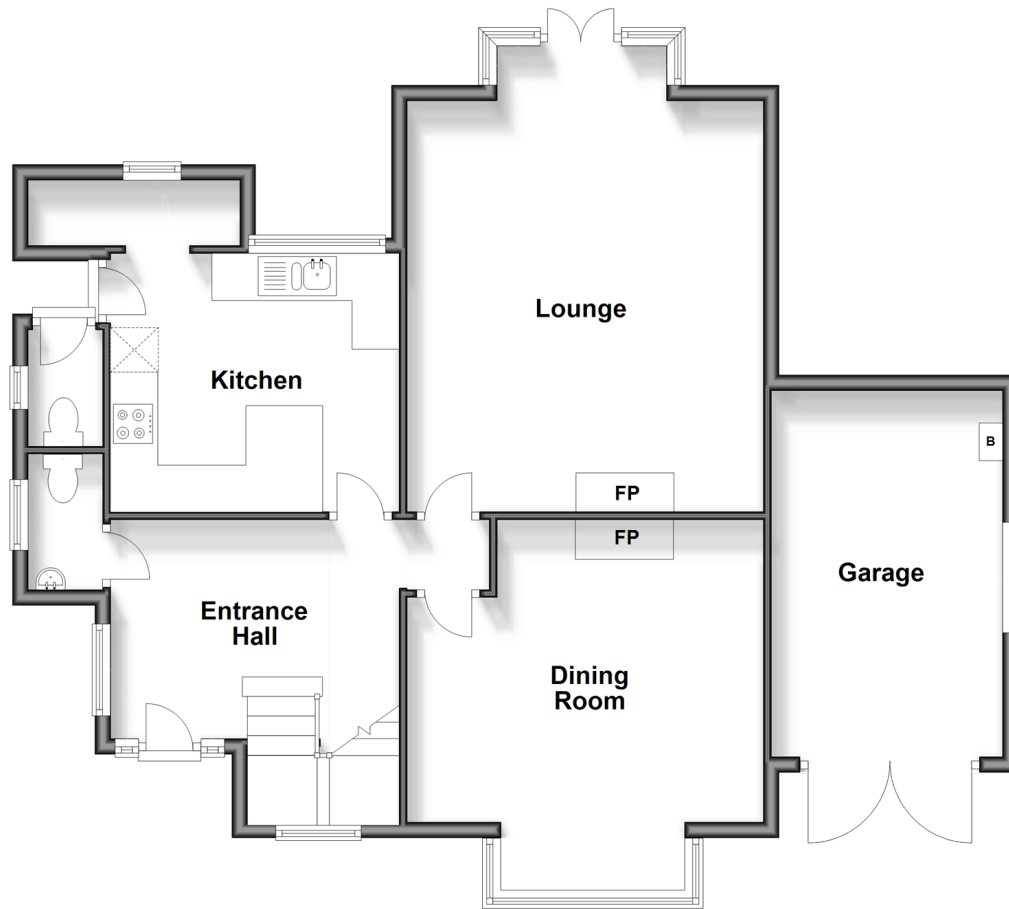
**Deepdene Avenue,  
Dorking, Surrey, RH5**

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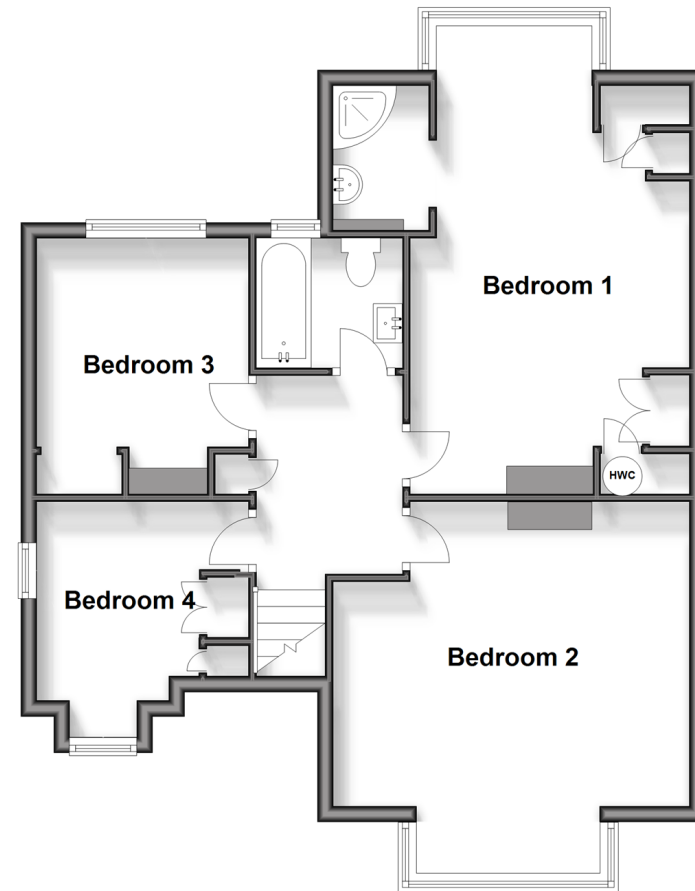
## Ground Floor

Approx. 90.0 sq. metres (968.9 sq. feet)



## First Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 17'1 up to bay x 14'11 (5.21m x 4.55m)

Dining Room: 15'0 x 12'8 max up to bay (4.58m x 3.86m)

Kitchen: 12'3 x 10'10 (3.74m x 3.30m)

Utility Area: 8'8 x 2'9 (2.64m x 0.84m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 19'8 x 12'0 (6.00m x 3.66m)

Shower & Sink Area

Bedroom 2: 15'0 x 12'9 up to bay (4.58m x 3.89m)

Bedroom 3: 11'0 max x 8'11 (3.36m x 2.72m)

Bedroom 4: 8'10 x 8'4 (2.69m x 2.54m)

Bathroom

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

Shed

Greenhouse



## Main features

- Ample scope to extend, modernise and update (subject to planning permission)
- Carriage driveway and garage
- Good size tiered rear garden with views to Box Hill
- Impressive panelled hallway with original stained glass windows
- Close to stations, High Street and schools
- No Chain



### Nearest Schools

Primary Schools: St Paul's CofE (Aided) Primary 0.5 miles, St Joseph's Catholic Primary 0.7 miles, St Martin's CofE Controlled Primary, Dorking 0.9 miles  
Secondary Schools: The Ashcombe School 0.4 miles, The Priory CofE Voluntary Aided School 1.0 miles



### Transport Information

Train Stations: Dorking Deepdene 0.2 miles, Dorking 0.4 miles, Dorking West 0.6 miles



### Address

Deepdene Avenue, Dorking, Surrey, RH5



### Directions

For directions to this property please contact us.





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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



EPC RATING



CURRENT:

E(50)

POTENTIAL:

D(66)

20511361/20250112/CFE/JG