



11 HART GARDENS DORKING, RH4 1JT

£1,700

*** AN EXTREMELY WELL MAINTAINED TWO DOUBLE BEDROOM COTTAGE IN SOUGHT AFTER ROAD ***

This attractive two double bedroom and two reception room cottage with ** TOWN CENTRE LOCATION ** and benefits from period features and modern style. It is located in the centre of Dorking in a quiet cul-de-sac, close to all shops, Meadow bank park and within walking distance of Dorking train stations.

Location

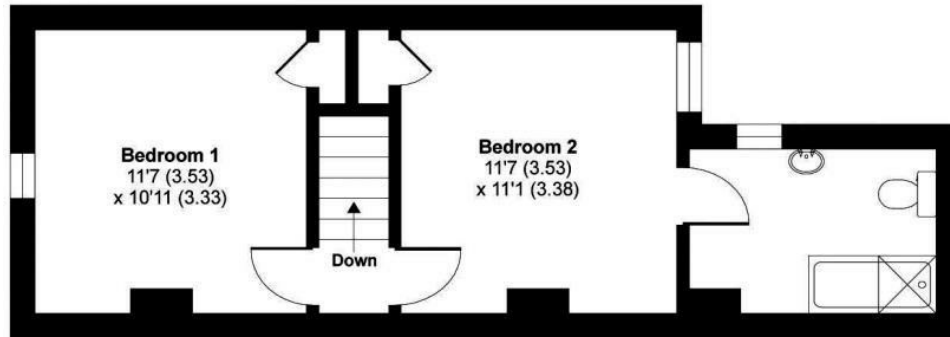
Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main line station (London Victoria and London Waterloo in approx. 50 minutes) and Deepdene station (Gatwick to Reading) are both within a mile. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and



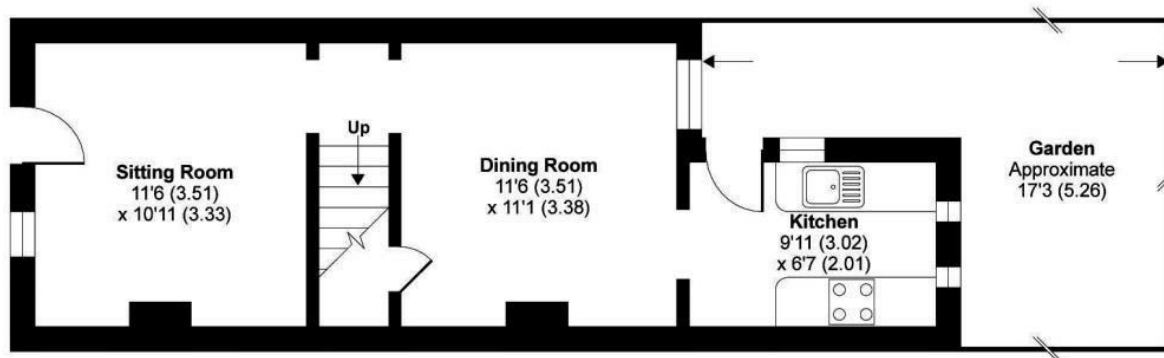
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APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT 68.5 SQ METRES



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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