



11 Ridgeway Drive,

Guide Price £725,000

EPC Rating '67'

- DETACHED BUNGALOW
- THREE BEDROOMS
- DELIGHTFUL FRONT & REAR GARDENS
- 17FT LIVING ROOM
- SINGLE GARAGE AND OFF ROAD PARKING
- 993SQ FT IN TOTAL
- CLOSE TO THE NOWER AND ST PAULS CATCHMENT AREA
- CLOSE TO DORKING TENNIS
- CUL DE SAC LOCATION
- NO CHAIN, POTENTIAL TO UPDATE & EXTEND STPP



NO ONWARD CHAIN An exciting opportunity to acquire this spacious three-bedroom detached bungalow set within a quiet cul-de sac location. Coming to the market for the first time in nearly 60 years the property boasts a single garage and private rear garden whilst being situated on the highly regarded Ridgeway Drive, just a short walk from Dorking tennis club, the town centre, excellent schools and stunning open countryside.

The property begins in the bright and spacious hallway which offers a warm and welcoming feel which sets the tone for the rest of the property. The hallway has two useful floor to ceiling storage cupboards, access to the loft as well as all principal rooms. The rear aspect kitchen is an excellent size fitted with an array of traditional base and eye level cabinets, worktops and space for all the expected appliances with views overlooking the garden. The real centrepiece to this home is the impressive 17ft living room, which is a lovely bright, airy space thanks to the dual aspect and sliding French doors which allow plenty of natural light to flood in. There is also a charming feature fireplace which creates a wonderful cosy ambience.

The front aspect master bedroom has plenty of space for a double bed and freestanding furniture, whilst overlooking the garden. There are two further bedrooms which includes another double bedroom with plenty of space for freestanding furniture as well as a good-sized single bedroom which also enjoys a front aspect. There is a family bathroom which includes a bath with hand-held shower, basin and heated towel rail. The toilet is located in a separate room for added convenience.

Outside

Towards the front of the property there is a pretty garden with an inviting array of flowers and shrubs as well as a driveway offering parking for one car which slopes down to the front door. There is also a single garage with power and lighting.

The large, tranquil back garden measuring approx 20m x 12m is yet another wonderful feature to this property and has a lovely large patio area providing the perfect place to enjoy in the warmer months.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The property does not have a broadband connection.

Location

Ridgeway Drive is located on the outskirts of Dorking town centre. The town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline, Deepdene and Dorking West railway stations are within a short drive offering a direct service into London in approximately 55 minutes and also to Gatwick airport. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2JZ.

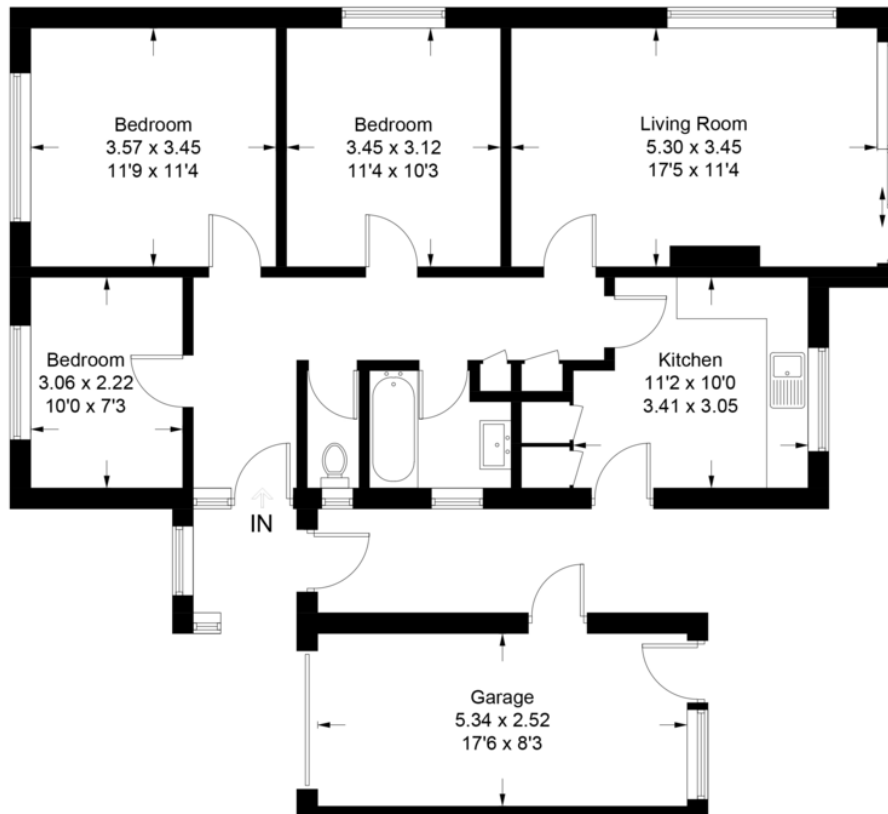
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Ridgeway Drive, RH4

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 92.4 sq m / 994 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
 Street, Dorking, Surrey,
 RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

