



Spring Gardens, Dorking

- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STPP
- TWO DOUBLE BEDROOMS
- OUTBUILDINGS
- MODERN KITCHEN
- LARGE WRAP AROUND GARDEN
- CLOSE TO LOCAL POPULAR SCHOOLS
- CLOSE BY TO MAINLINE STATIONS

Offers In Excess Of £450,000

EPC Rating '59'

- UTILITY ROOM
- SHORT WALK TO DORKING HIGH STREET



NO ONWARD CHAIN A charming two double bedroom semi-detached house with lots of potential to extend STPP and a wonderful garden. Located in a quiet position within the heart of Dorking town centre within walking distance of everything the town offers including the High Street, popular schools and mainline train stations.

The accommodation briefly comprises an entrance hallway leading to all key rooms, cosy front aspect sitting room with bay window, flowing through to the dining room providing plenty of space for a large dining table. Next is the modern kitchen which has been fitted with an array of floor to ceiling units complemented by ample worktop space, room for appliances and a door out to the garden. There is a useful utility room with a cloakroom.

From the hallway, stairs rise to the first floor landing which in turn provides access to all the first floor accommodation. As you can see from the floorplan, the Master bedroom is a spacious double with plenty of room for all bedroom furniture plus steps go down to the family bathroom which is fitted with a modern white suite. Bedroom two is another generous double.

Outside

The gardens are a real feature of this property, wrapping around the front, side and rear. Mainly laid to lawn boarded by well stocked flower beds, mature shrubs and trees creating a wonderful private space ideal for relaxing or entertaining. There are two patio areas and a number of outbuildings that, with some work, could make a great home office or gym.

Council Tax & Utilities

The property falls under Council Tax Band D. The property is serviced by mains sewerage, water, gas and electricity.

Location

This property is located at the rear of Spring Gardens within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. 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 (11 minute walk away) 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) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 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.



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Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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