

Riverside, Pixham

Guide Price £450,000

EPC Rating '63'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- KITCHEN WITH SEPERATE DINING ROOM
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- PERIOD FEATURES
- CLOSE TO STUNNING COUNTRYSIDE
- LARGE BATHROOM
- SHORT WALK TO DORKING TOWN CENTRE
- CLOSE TO DORKING MAINLINE TRAIN STATIONS



****NO ONWARD CHAIN**** A well-presented, two-bedroom period terrace house offering bright and spacious accommodation with charming and characterful features throughout, along with a large garden with summerhouse. The property is tucked away towards the end of a quiet, private road, a few minutes' walk to Dorking's mainline train stations, the High Street, National Trust land and the river Mole.

Having been recently decorated throughout, the property begins in the sitting room and has a wonderful cosy feel with exposed wooden floors, feature fireplace with gas fire as well as an open staircase. Next is the spacious dining room and whilst separate it still feels open to the kitchen via the large archways and opening. The extended kitchen has been fitted with a range of base and eye level units, worktops and integrated electric hob and cooker. From here, access leads out to a convenient enclosed porch, toilet and out to the rear garden itself.

From the sitting room, stairs lead to the first-floor landing and from here there are two very good-sized bedrooms, the main bedroom of which features an exposed brick fireplace. The second bedroom is a small double with large built-in wardrobes and views out across the garden. The spacious family bathroom has been fitted with a white suite including a bath and overhead shower with a floor to ceiling airing cupboard for added storage. There is a generous loft space which is part boarded, offering additional storage with the potential to extend STPP.

Please note the property also benefits from newly fitted carpets throughout the upstairs.

Outside

To the rear is a fence and hedge enclosed garden consisting of a paved patio which spans the width of the property, ideal for outdoor entertaining. Next is a large lawned area with raised beds to one side, planted with pretty plants and flowers. At the bottom of the garden is a summer house which sits on a generous patio and benefits from power and lighting which is currently used as a home gym but could be a home office if desired. A separate garden shed is positioned behind for additional storage. Fully fence enclosed, the garden offers a tranquil and serene setting to enjoy throughout the year.

There is plenty of on-road parking for residents of Riverside along the private road.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

The property is located within walking distance of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station (London Victoria and London Waterloo in approx. 50 minutes) is within a short walk. 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 riding enthusiast. Denbies, England's largest vineyard, is also within very close proximity.

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

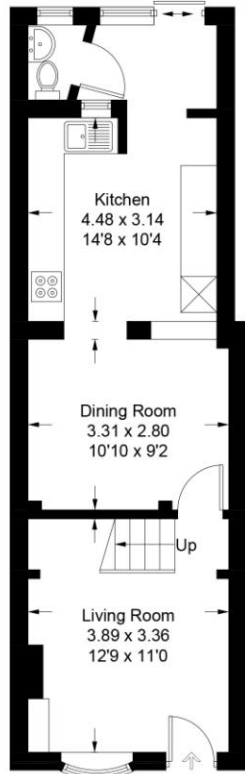
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

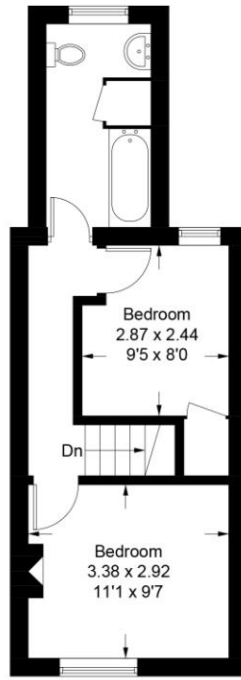


Riverside, RH4

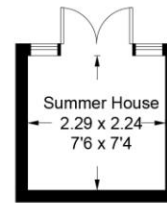
Approximate Gross Internal Area = 69.4 sq m / 747 sq ft
 Summer House = 5.2 sq m / 56 sq ft
 Total = 74.6 sq m / 803 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Summer House

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1080774)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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

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

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

