



Myrtle Road

Dorking

Guide Price £475,000

Property Features

- MID TERRACED PERIOD HOME
- TWO DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM
- PERIOD FEATURES
- FRONT & REAR GARDENS
- STYLISH FAMILY BATHROOM
- SEPARATE SITTING ROOM
- SHORT WALK TO DORKING HIGH STREET
- CLOSE TO MEADOWBANK PARK AND MAINLINE TRAINSTATIONS
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP



Full Description

A superbly presented, characterful two-bedroom family home offering 798 sq ft of bright, flexible accommodation with a delightful rear garden. The property is conveniently situated in the heart of Dorking, within walking distance of everything the Town has to offer, mainline train stations and Meadowbank Park.

As you step through the front door of this period home, it's clear to see how much care and attention has gone into the creation of a stylish, yet functional family space with an excellent blend of character features and modern trends which is ready to move in to.

The entrance hallway leads to all the key rooms and the stairs to the first floor. The front aspect sitting room includes an ornate fireplace with open fire, original, solid wood herringbone flooring and bay window, flooding the room in natural light. Next is the impressive open plan kitchen/dining room which has been designed to be the heart of the home with the kitchen positioned at the rear, overlooking the pretty garden. The modern shaker style kitchen offers functionality and convenience for busy family life with integrated fridge/freezer, dishwasher and washing machine. There is also a built-in eye level oven and grill. Solid wooden worktops provide ample space for all of the modern-day appliances. The dining area seamlessly connects to the kitchen, creating a fantastic space to entertain friends and family with plenty of space for a large dining table and chairs. Natural light floods this space thanks to the French doors which open out to the garden whilst wooden flooring adds contemporary feel.

From the hallway, stairs rise to the first floor which in turn provides access to two bedrooms and a stylish family bathroom which is fitted with a modern three-piece suite with panelled bath and overhead shower, a convenient vanity unit, heated towel rail and finished with stylish tiling. Just outside the bathroom is a floor to ceiling fitted laundry closet, ideal for towels, as well as a coat rack underneath. The master bedroom is a well-proportioned double, comprising of a front aspect and built-in wardrobes. Bedroom two is another double which is wonderfully bright and airy with views over the rear garden.

Outside

At the front of the property there is a pretty courtyard garden with steps leading up to the property. The delightful back garden is yet another wonderful feature of this property, designed and landscaped to be enjoyed all year around including a patio and an area of lawn. The whole garden is fully enclosed creating a sense of privacy with raised beds to the rear, with a useful storage shed adjacent. The property has a right of access through the neighbouring garden.

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 an FTTP connection.

VIEWING Strictly by appointment through Seymours Estate Agents, Cummins House, 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.

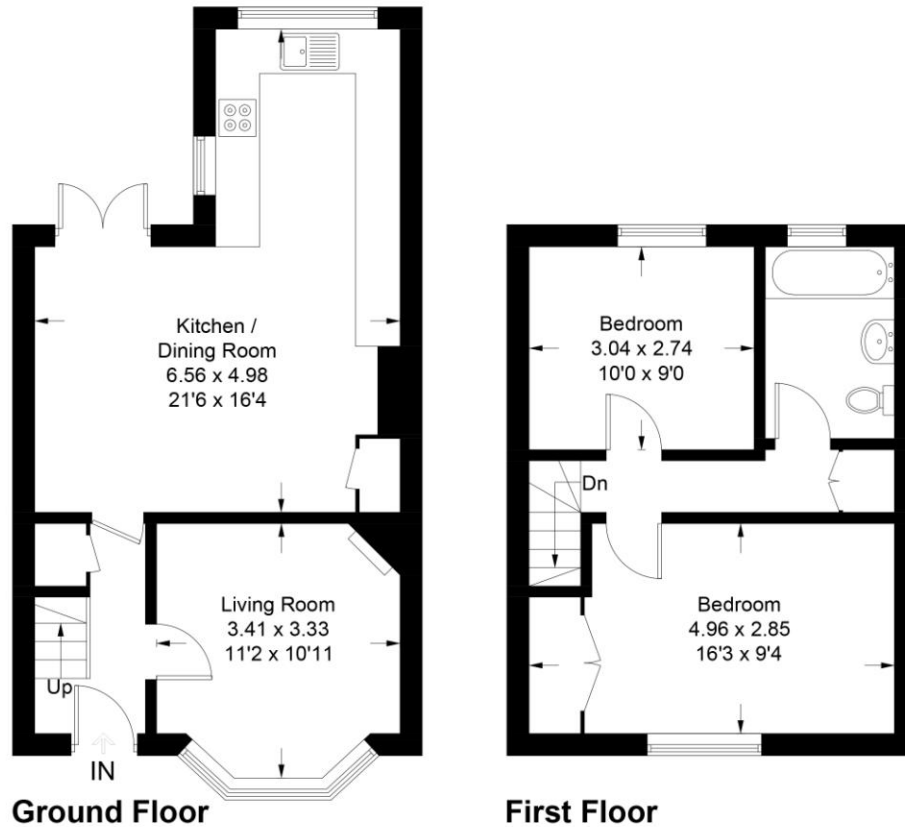
MISREPRESENTATION ACT: These particulars are for guidance only and do not form any part of any contract.





Myrtle Road, RH4

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft



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. (ID1088375)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements