



## Curtis Gardens, Dorking

- TWO BEDROOM COTTAGE
- FRONT & REAR GARDEN
- PERIOD FEATURES
- KITCHEN/DINING ROOM
- FIRST FLOOR FAMILY BATHROOM
- BRIGHT & SPACIOUS ACCOMMODATION
- FRONT ASPECT SITTING ROOM
- SEPARATE DINING ROOM

Guide Price £415,000

EPC Rating '68'

- SHORT WALK TO DORKING TOWN CENTRE
- CLOSE TO MAINLINE TRAIN STATIONS
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



A truly charming two-bedroom cottage offering bright, spacious accommodation with an abundance of period charm and a delightful garden. Situated in the heart of Dorking, within a few minutes-walk from the town centre, mainline train stations and excellent schools.

This picture-perfect cottage bursting with character has been tastefully decorated throughout, typically in keeping with a property of this era. This delightful home begins with the front aspect sitting room which has a large window overlooking the pretty front garden and charming fireplace creating a warm and cosy ambience. Flowing through to the kitchen/diner which features a selection of base and eye level units, complemented by ample worktop space, room for appliances and a pair of French doors providing access to the rear garden.

Stairs rise to the first floor offering access to both double bedrooms. As you can see from the floorplan the master bedroom is an impressive 17'3 x 8'9 offering space for additional furnishing and overlooks the front garden. Bedroom two is another well-proportioned double. The family bathroom is fitted with a modern white suite and completes the first-floor accommodation.

#### Outside

To the front, there is a well-maintained front garden with a pathway leading to the property.

The hard landscaped garden is yet another excellent advantage offering a low maintenance space to enjoy throughout the year.

#### Council Tax and Utilities

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

#### Parking

Although there is no allocated parking, you can apply for a resident permit via the Mole Valley website - this will allow you to park on Curtis Road. For more information, please visit the Mole Valley website: [molevalley.gov.uk/home/roads-parking-travel/parking-permits](http://molevalley.gov.uk/home/roads-parking-travel/parking-permits)

#### Location

Curtis Gardens is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within 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 and The Priory at secondary level and St. Paul's, St. Martin's and St Josephs 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, 27 South Street, Dorking, RH4 2JZ

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

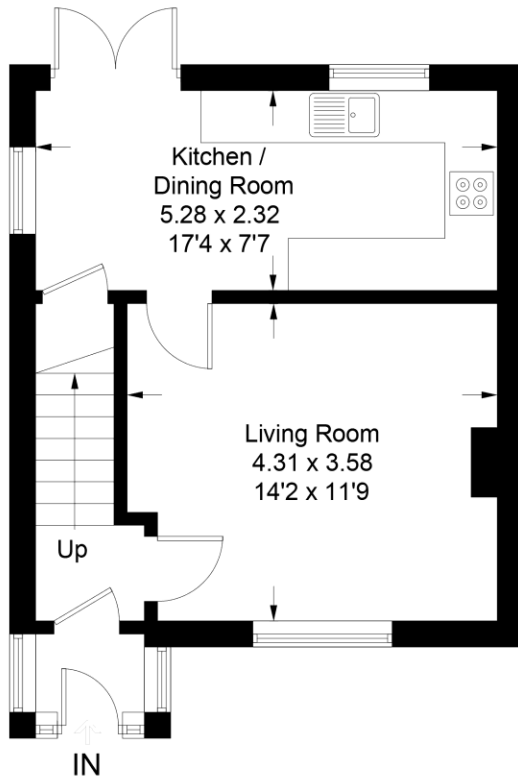
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract

Council Tax & Utilities

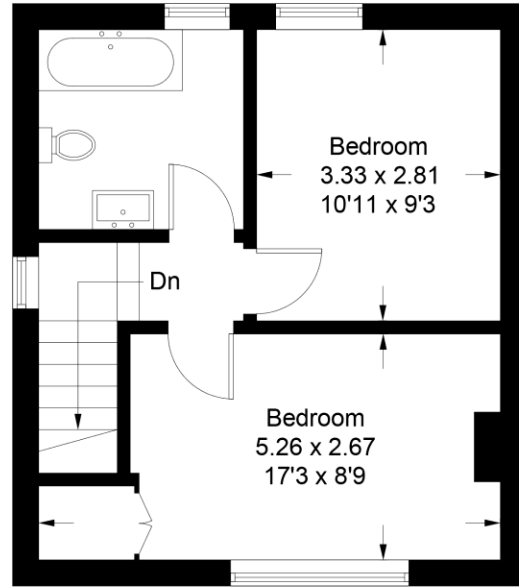


## Curtis Gardens, RH4

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



**Ground Floor**



**First Floor**

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. (ID1093719)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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

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