



## Nower Road, Dorking Offers In Excess Of £700,000

### Property Features

- FOUR BEDROOM SEMI-DETACHED HOUSE
- 1446 SQ FT IN TOTAL
- OPEN PLAN KITCHEN/DINING ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING WITH DETACHED SINGLE GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO THE NOWER
- SHORT WALK TO POWELL CORDEROY AND THE PRIORY SCHOOLS
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP





# Full Description

A beautifully presented, extended, four double bedroom, semi-detached house with over 1360 sq ft of contemporary, open-plan accommodation with landscaped garden and driveway parking. Located on a popular no-through road close to 'The Nower' and within walking distance from Dorking town centre and the mainline train station.

This wonderful family home starts in the entrance hall which sets the tone for the properties impeccable style and timeless elegance throughout and offers a floor to ceiling, built in cupboard for coats and shoes. The hallway leads through to the sitting room, which is a lovely cosy room and boasts a feature fireplace with wood burning stove. This room seamlessly connects to the open plan kitchen/dining room which impresses with its 22 ft, designed to be the 'heart of the home'. The kitchen itself has been fitted with a range of contemporary, high gloss units, complimented by ample work surfaces, integrated fridge/freezer and dishwasher. A central island serves as a central hub for whole family to gather round and provides additional storage adding to the kitchen's functionality. Adjacent is a utility room which offers smart storage, maximising space with a side door out. Both the kitchen and utility have been fitted with underfloor heating. The dining space occupies one side of the kitchen, with enough space for a large dining table and chairs, positioned by large, bi-folding patio doors which offer wonderful views out to the garden. The first of four double bedrooms is positioned at the front of the property and boasts both fitted wardrobes and plantation shutters to create a real sense of privacy. Set up by the current owners as a home gym, this room offers great versatility. Adjacent is a stylish shower room, fitted with a walk-in shower and vanity unit.

Upstairs the large, spacious landing with loft access leads into three impressive sized bedrooms with plenty of space for all your furniture. Bedroom two also benefits from the addition of an en-suite shower room with wall to wall fitted wardrobes. Finishing off the upstairs is the modern family bathroom which has been fitted with a contemporary white suite including a bath and overhead shower, further benefitting from a vanity unit.

## Outside

To the front there is a gravel driveway with parking for one car as well a shared driveway to a single garage - Another benefit is that planning permission was granted in 2015 (now expired) to demolish and replace the garage. The landscaped rear garden is a particular feature of this property and is mainly laid to lawn, bordered by well stocked beds and mature shrubs. There is a generous patio area which spans the width of the property and leads round to the front driveway. Fence enclosed the garden is a serene and private space to enjoy all year round.

## 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

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). 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 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, 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.







# Nower Road, RH4

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft  
Garage = 9.9 sq m / 106 sq ft  
Total = 136.3 sq m / 1466 sq ft



EPC TBC

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. (ID1097856)

**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

