



Throrer Place

Dorking

Guide Price £399,950

Property Features

- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- MASTER BEDROOM WITH ENSUITE
- MODERN FAMILY BATHROOM
- LIVING/DINING ROOM
- ALLOCATED CAR PORT
- DOWNSTAIRS CLOAKROOM
- QUIET CUL-DE-SAC LOCATION
- SHORT DISTANCE FROM DORKING TOWN CENTRE & TRAIN STATIONS
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

An exciting opportunity to purchase a modern two double bedroom home, offering flexible accommodation and a delightful private garden, located just a short distance from Dorking town centre.

This beautifully presented property has been updated throughout, now providing a welcoming home with a contemporary style. The entrance hall leads to a spacious modern kitchen, featuring a range of base and eye-level units and space for appliances. The 15ft living/dining room offers an ideal entertaining space for friends and family, with French doors leading out into the garden. A W/C off the hallway completes the ground floor accommodation.

Stairs rise to the first-floor landing, providing access to the two double bedrooms. The main bedroom benefits from ample built-in wardrobes and an en-suite shower room. A modern family bathroom, stylishly tiled with a white three-piece suite, services the second bedroom and concludes the internal accommodation.

Outside:

A path leads to the front door, where there is a storage cupboard housing the meters. The rear garden is another highlight of this wonderful property, designed for low maintenance and perfect for outdoor entertaining or enjoying during the warmer months.

Parking

Another benefit of the property is that it has its own allocated parking space in a nearby covered car port. There is also plenty of street parking down the road and some visitor spaces.

Location

Throrer Place is a modern development of properties located at the south of Dorking. There is a cut through close by that give access to Chart Downs which benefits from bus stops, a local shop and playing field with children's play area. A short 5-minute stroll down the road is the charming Royal Oak pub. The property is situated just on the edge of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is a cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. 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 Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - plus Denbies Wine Estate (England's largest vineyard) situated on the norther outskirts of Dorking.

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

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

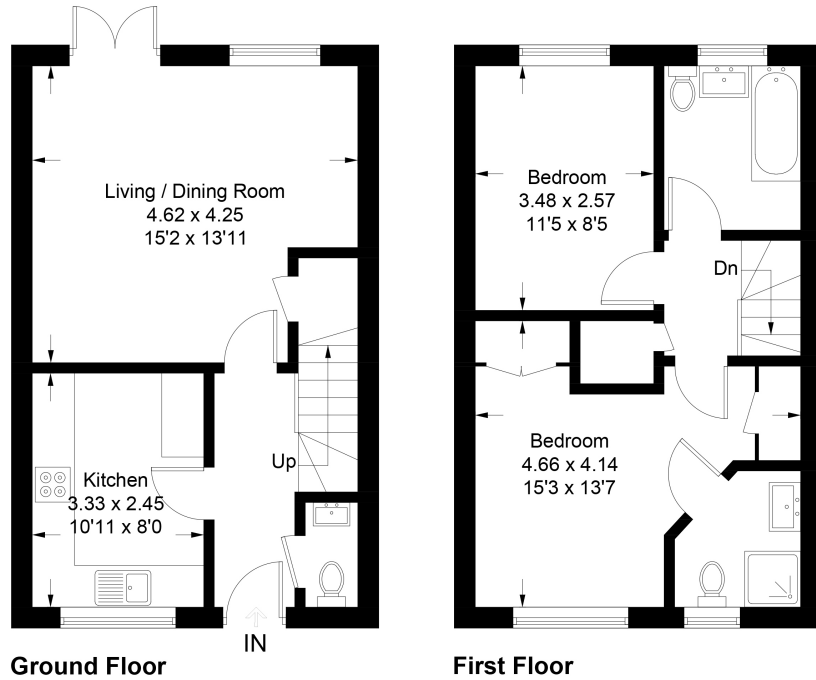
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Throrer Place, RH5

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. (ID753023)

CONTACT

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COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



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