



Myrtle Road, Dorking

**Guide Price £525,000**

## Property Features

- TWO DOUBLE BEDROOMS & BONUS ROOM
- BRIGHT SITTING ROOM & SEPARATE DINING/FAMILY ROOM
- LARGE PRIVATE GARDEN
- POTENTIAL TO MODERNISE & EXTEND ON GROUND FLOOR & INTO THE LOFT STPP
- REAR ASPECT KITCHEN
- CLOSE TO MEADOWBANK PARK
- DETACHED GARDEN ROOM
- LARGE FAMILY BATHROOM
- SHORT WALK TO DORKING TRAIN STATION
- WALKING DISTANCE TO DORKING TOWN CENTRE & STUNNING COUNTRYSIDE WALKS



# Full Description

A characterful two/three-bedroom family home offering bright, flexible accommodation with a large, delightful rear garden. Coming to the market for the first time in over 40 years, this property offers the potential to modernise and extend STPP. Conveniently positioned in the heart of Dorking, within walking distance of everything the Town has to offer, including mainline train stations and Meadowbank Park.

The property begins in the welcoming entrance hallway which leads to all the key rooms and the stairs to the first floor. The front aspect sitting room has plenty of space for comfortable seating and includes a large bay window, flooding the room in natural light. Next is the impressive 17ft dining/family room overlooking the pretty garden and 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. The traditional kitchen offers plenty of fitted cupboards, complimented by ample worktop space and the provisions for all appliances. There is space for a small table and chairs in the centre of the kitchen as well as a rear door which opens out to the garden.

From the hallway, stairs rise to the first-floor landing which leads to all rooms, loft access and storage cupboards. The master bedroom is a well-proportioned double with views over the rear garden. Bedroom two is another double with a front aspect and built-in storage for added convenience. In addition, there is a bonus room which offers versatility for the new owners, ideal as a home office or occasional bedroom. Finishing off the upstairs accommodation is the spacious bathroom, complete with 'his and hers' sinks and fitted bath with overhead shower.

Another advantage to this property is the potential to extend on the ground floor and also into the loft STPP like other property have along the Road.

## Outside

At the front of the property there is a pretty courtyard garden with steps leading up to the property and a very useful side gate.

The delightful back garden is a real feature of this property, with a generous patio accessed directly from the house, with steps leading up to an area of lawn. The whole garden is fully enclosed creating a sense of privacy with raised beds to the rear.

## Garden Room

13'4 X 8'2 brick built and fully insulated room with power and light. This is a very flexible room that could be a house office, gym, kids' playroom or for additional storage.

## 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.

## Location

Myrtle Road is situated in the centre of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within proximity just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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 and St. Martin's 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, 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 = 87.4 sq m / 941 sq ft  
 Garden Room = 10.1 sq m / 109 sq ft  
 Total = 97.5 sq m / 1050 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. (ID1109883)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL 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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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