



## Dawes Green, Leigh

- MODERN SPLIT-LEVEL APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- BRIGHT AND SPACIOUS ACCOMMODATION
- NO ONWARD CHAIN
- LEIGH VILLAGE
- FLEXIBLE LAYOUT
- TWO ALLOCATED PARKING SPACES

## Offers In Excess Of £350,000

EPC Rating '78'

- SOUTH FACING COURTYARD
- CLOSE TO STUNNING COUNTRYSIDE WALKS



**\*NO ONWARD CHAIN\*** This spacious split-level conversion apartment offers two double bedrooms, two bathrooms, flexible living space, parking, and a courtyard garden, all situated in the popular village of Leigh.

Upon entering the property, you are greeted by an open-plan kitchen, living, and dining area filled with natural light. There's ample room for a dining table, sofas, and freestanding furniture. The modern kitchen features a range of base and eye-level units, complemented by wood countertops and space for all essential appliances. The well-proportioned bathroom includes a white suite with a bath and overhead shower. The second bedroom is a generous double with built-in storage and direct access to the courtyard garden. Currently set up as a home office, this room offers flexibility to suit your needs. A staircase leads to the main bedroom, which accommodates a double bed, built-in storage, freestanding furniture, and an en-suite shower room.

#### Outside

The front of the property provides allocated parking for two vehicles. At the rear, accessed via the second bedroom, is a private, fenced, south-facing courtyard garden with artificial grass.

#### Share of Freehold

The property is share of freehold with 989 years remaining on the lease. The new owner would become one of three directors of Bakehouse Management company. There is no ground rent or service charge; a 3rd contribution is needed for any maintenance, or repairs that are agreed by all three directors. Full information is available upon request. This property is Council Tax Band C.

#### Location

Leigh village is renowned for its very pretty village green, two pubs, beautiful church, Leigh cricket club and the highly regarded North Downs School. Dorking & Reigate are just a few miles away and provide a comprehensive range of local shops and boutiques. There are also a good number of restaurants, cafes and coffee shops, a wide range of sporting facilities including active rugby, cricket and tennis clubs. For golfers' local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. There is also a Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations. Dorking is also close by and offers commuter services to Waterloo and London Victoria.

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

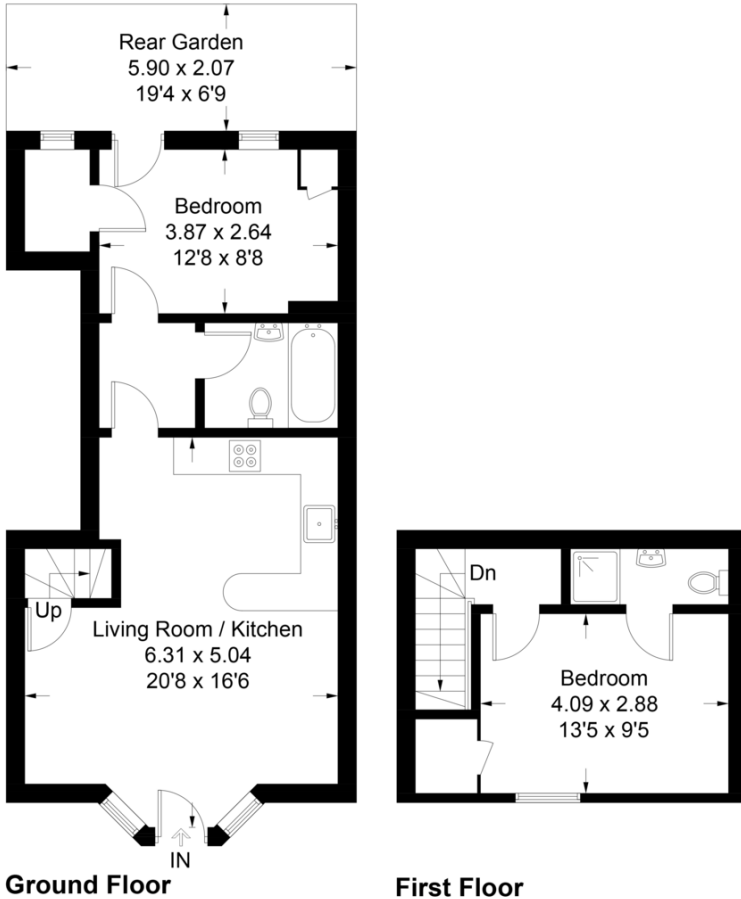
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



## Bunce Common Road, RH2

Approximate Gross Internal Area = 67.4 sq m / 725 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. (D1122961)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

