



Howard Road, Dorking Town Centre

Guide Price £575,000

EPC Rating '39'

- THREE DOUBLE BEDROOM
- FLEXIBLE BASEMENT WITH SEPARATE ACCESS
- OPEN PLAN LIVING/DINING
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM
- VICTORIAN HOME WITH PERIOD FEATURES
- PRIVATE LANDSCAPED REAR GARDEN
- SHORT WALK TO MAINLINE TRAIN STATIONS
- WITHIN SHORT WALK OF DORKING TOWN CENTRE
- NO ONWARD CHAIN



NO ONWARD CHAIN This charming three-double-bedroom red-brick townhouse offers flexible accommodation spread over four floors, complete with an enclosed garden and a versatile basement room with separate access. Having been a wonderful family home for several years, this property now presents a fantastic opportunity for a new buyer to update and create a beautiful blend of character and modern style.

Situated on a sought-after road, it's just a short walk from the High Street and all the amenities Dorking town centre has to offer.

Upon entering through the front door, you step directly into the open plan living and dining area. This spacious room offers ample space for both living and dining room furniture, and features an open fireplace, creating a cosy atmosphere. Stairs from the middle of the room lead down to the basement, which is generously sized and versatile, making it perfect as an office, playroom, or even a self-contained space, thanks to its independent access from the front of the property. The kitchen/breakfast room is well-appointed with a range of base and eye-level units, providing plenty of worktop space and room for all the essential home appliances. Sliding doors from the kitchen opens directly into the rear garden, enhancing the home's flow and functionality.

Ascending the stairs to the first-floor landing, you'll find a spacious double bedroom with a front-facing aspect and built-in wardrobes. The family bathroom on this floor features a neutral three-piece suite and serves all bedrooms. Continuing up another staircase to the second floor, you'll discover two more double bedrooms, each offering ample storage.

Garden & Exterior

The property's exterior is equally charming. A low gate opens to the front courtyard garden, with a pathway and steps leading up to the front door and also steps lead down to the basement own entrance. The rear garden is laid with artificial grass, designed for low maintenance, making it ideal for those with busy lifestyles.

Parking

Howard Road offers ample street parking via resident permit, Resident permits cost £84 for the first permit issued to a household, £104 for the second permit issued to the same household and £134 for a third and subsequent permits. Full details can be found on the Mole Valley District Council website: <http://www.molevalley.gov.uk>.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage 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 main line station (Victoria and Waterloo in approx. 50 minutes) and Deepdene station (Gatwick to Reading) are both within a 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 Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, with its wonderful views.

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.



Howard Road, RH4

Approximate Gross Internal Area = 112.3 sq m / 1209 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. (ID1113103)

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

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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