



MARLYN, CHART LANE SOUTH, DORKING RH5 4DA
GUIDE PRICE £375,000





****NO ONWARD CHAIN*** A three-bedroom, semi-detached property offering spacious living accommodation, now presents the opportunity to renovate and extend, subject to obtaining the necessary planning permissions. Offering generous front and rear garden, driveway parking and conveniently located just a short walk from Dorking town centre and all of the amenities on offer.

Location

Chart Lane South is located on the edge of the historic market town 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 exciting family walks. Dorking mainline train station is an 8-minute cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. A short 5-minute stroll down the road is the charming Royal Oak pub which has exceptional views across fields, ideal for an evening meal or drink. Also close by is a convenience store and two recreation grounds with children's play areas.

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

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

Chart Lane South, RH5

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Stores = 5.6 sq m / 60 sq ft
Total = 98.8 sq m / 1063 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. (ID11108988)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

CONTACT

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