



Archway Mews, Dorking

- ONE DOUBLE BEDROOM
- NO ONWARD CHAIN
- OFF STREET PARKING
- OPEN PLAN KITCHEN/LIVING ROOM
- RECENTLY DECORATED THROUGHOUT
- 1ST FLOOR BATHROOM
- LONG LEASE
- WALKING DISTANCE TO DORKING'S TRAIN STATIONS

Offers In Excess Of £250,000

EPC Rating '74'

- SHORT WALK TO DORKING HIGH STREET
- CLOSE TO MEADOWBANK PARK



NO ONWARD CHAIN A delightful one-double bedroom, mid-terraced house offering flexible accommodation with off street parking and benefitting from no onward chain. Recently decorated throughout and conveniently positioned within the vibrant town of Dorking, just a short walk from the shops, cafes, recreational amenities and mainline transport links, this property offers a fantastic opportunity for first-time buyers and is ready to move into.

As you enter the property, you are welcomed into bright and spacious living area, with ample natural light offering a blank canvas for someone to put their own stamp on the property. The open plan kitchen has been fitted with a range of base and eye level units, complemented by worktops with a freestanding cooker, fridge/freezer and washer/dryer. Stairs rise to the first floor, providing access to the bedroom, bathroom and loft access. The bedroom is a generous size with built-in storage plus lots of space for a large bed and furniture. Finishing the accommodation is the bathroom which includes a white suite. It is worth noting that the property is double glazed throughout and the ground floor has recently been fitted with new carpet.

Garden and exterior

To the front is an enclosed garden with mature shrubs, ideal for a bistro table and chairs. There is also a communal garden area by the Pippbrook stream for residents of Archway Mews to enjoy.

Parking

At the rear of the property is a residents car park.

Leasehold

The property is leasehold with 961 years remaining on the lease. The service charge for 2024 is £1,660, slightly higher than in previous years due to exterior maintenance and redecoration. This is reviewed on an annual basis. The ground rent is a peppercorn. Full details are available upon request.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

Archway Mews is situated in the centre of Dorking town centre which offers a comprehensive range of shopping (with St Martins Walk shopping precinct and M&S close by), recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline and Deepdene railway stations are within close proximity offering a direct service into London Victoria and London Waterloo in approximately 50 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at a 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.

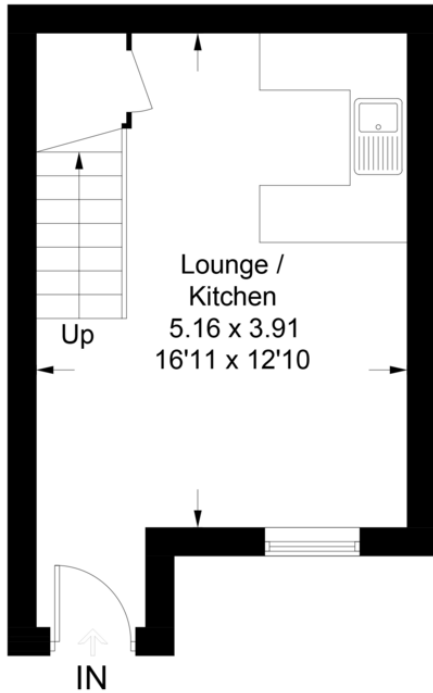
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

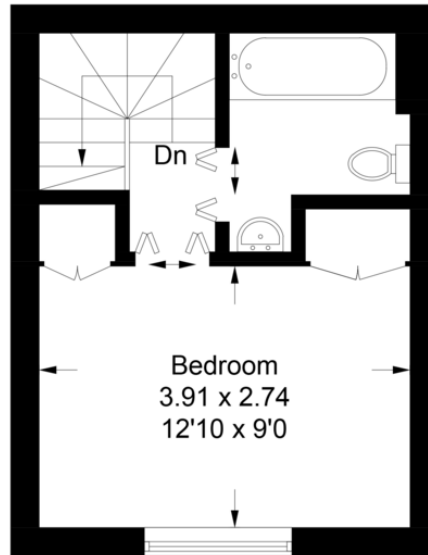


Archway Mews, RH4

Approximate Gross Internal Area = 41.9 sq m / 451 sq ft



Ground Floor



First Floor

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. (ID959848)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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