



Station Terrace

Dorking

Offers In Excess Of £475,000

Property Features

- MID TERRACED VICTORIAN HOUSE
- THREE BEDROOMS
- CONTEMPORARY KITCHEN
- ENCLOSED REAR GARDEN
- EXTENDED ON THE GROUND FLOOR
- FIRST FLOOR FAMILY BATHROOM
- CLOSE TO THE HIGH STREET
- PERIOD FEATURES
- POTENTIAL TO EXTEND UP INTO THE LOFT
- WALKING DISTANCE TO DORKING WEST TRAIN STATION



Full Description

An attractive three-bedroom, mid-terraced period property which has been extended and modernised throughout, offering a perfect blend of traditional character and contemporary comfort. Enjoying a prominent position close to Dorking High Street, it boasts a private rear garden and is within walking distance to all of the local amenities and train stations.

The property opens into a welcoming sitting/dining room, designed to be the heart of the home. It features two striking fireplaces, stripped wooden flooring and built-in wardrobes for convenient storage. A designated dining area provides ample space for a family table and chairs and seamlessly connects to the recently updated kitchen. Overlooking the garden, the contemporary kitchen has been thoughtfully designed and maximises space with a generous number of cabinets, worktop areas and a gas Rangemaster. A built-in pantry provides extra hidden storage, while French doors allow natural light to flood the room and offer easy access to the garden. A door leads off the kitchen into the lean to which spans the length of the kitchen and is a fantastic additional room for storage.

Upstairs, the main bedroom is a generously sized double, featuring a lovely fireplace and two built-in wardrobes for convenient storage. Bedroom two is also a spacious double, while Bedroom three is a single, with both rooms offering views of the garden. Completing the first floor is the family bathroom, tastefully updated with a clawfoot bath, overhead shower and stylish tiling.

Outside

The property enjoys a fully enclosed rear garden, primarily laid to lawn. An elevated patio at the end of the garden provides an ideal spot for outdoor dining during warmer months. There is a private parking space available via a permit, which costs £400 per year.

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 a FTTP connection (900mps).

Location

Situated within short walking distance from 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 close proximity, just a short walk away 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 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, 27 South Street, Dorking, RH4 2HD.

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

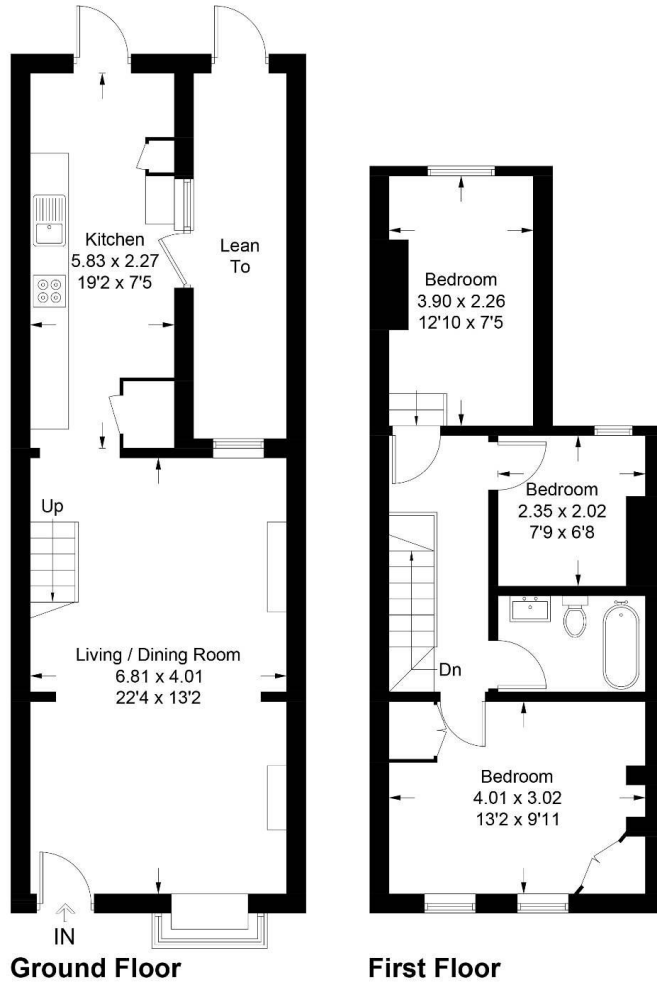
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Station Terrace, RH4

Approximate Gross Internal Area = 78.8 sq m / 848 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. (ID1125062)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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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