



## Deepdene Gardens, Dorking

Guide Price £650,000

EPC Rating '64'

- POPULAR TOWN CENTRE LOCATION
- SEMI-DETACHED BUNGALOW
- WALKING DISTANCE OF DORKINGS TRAIN STATION
- DETACHED GARAGE WITH PARKING
- THREE DOUBLE BEDROOMS
- WRAP AROUND GARDEN
- LARGE FAMILY BATHROOM
- SHORT WALK TO COTMANDENE & HIGH STREET
- OVER 1200 SQ FT





An exciting opportunity to purchase a well presented three-bedroom semi-detached bungalow benefitting from a large garden, single detached garage and parking. Situated along the highly sought-after Deepdene Gardens, just moments from everything the wonderful town of Dorking has to offer including train stations, shops and glorious open countryside.

The front door leads into the impressive 19'7 x 16'7 sq ft kitchen/diner, which has been fitted with an array of floor to ceiling units complemented by ample worktop space, room for all the expected appliances and offers an ideal entertaining space. There is also a door that leads into the garden. The kitchen leads through a reception room that can be used as an office or playroom, which leads to a hallway with access to all further rooms. The living room benefits from a brick exposed working fireplace, creating a warm cosy ambience. The large window offers plenty of natural light to flow through and overlooks the rear garden.

The master bedroom is an impressive 13'6 x 10'0 sq ft and features built in wardrobes. Bedroom two is a cosy double and could be utilised as a home office if desired. Bedroom three is another generous double with plenty of space for wardrobes. Completing the accommodation is a modern family bathroom with three piece suite.

#### Outside & Parking

The mature rear garden is another wonderful benefit to this home and must be viewed to be fully appreciated. The garden is tiered and starts on the patio overlooking the garden, making it perfect for outdoor entertaining or simply enjoying on a warm summer's day. At the top is a shed and greenhouse, ideal for storage of garden tools and equipment. At the other end of the garden is the useful garage and driveway, proving storage and parking for several vehicles. A back and side gate provides access onto Deepdene Gardens.

#### Council Tax & Utilities

This property falls under Council Tax Band D. 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 railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 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 Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

**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.

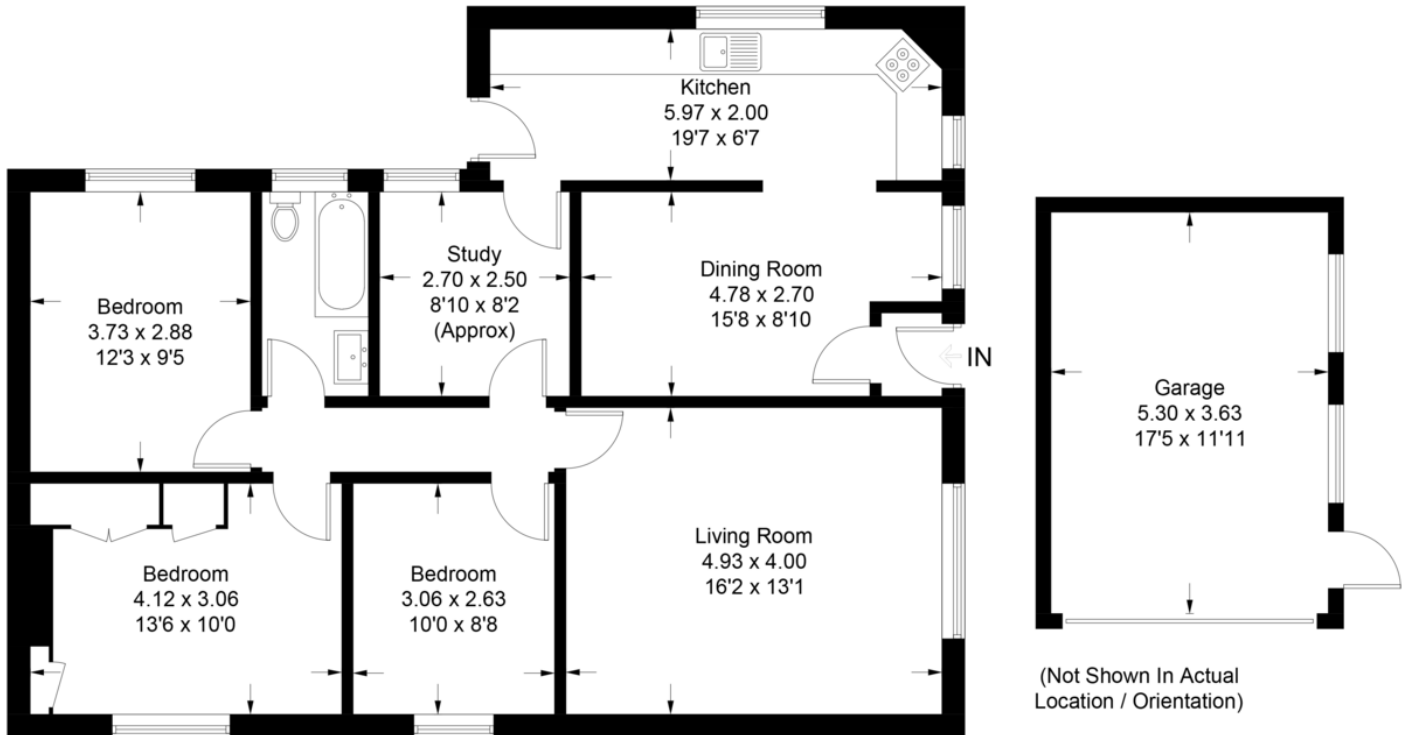
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Deepdene Gardens, RH4

Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
Garage = 19.3 sq m / 208 sq ft  
Total = 115.1 sq m / 1239 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. (ID886647)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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