





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



CONTACT

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

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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 and 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.

A three-bedroom end of terrace period property offering a private rear garden, allocated parking whilst being conveniently situated in the heart of Dorking Town centre and close to all of the amenities on offer. The property retains many of its original features and offers the new owner to modernise throughout and the potential to extend on the ground floor STPP.

The property briefly comprises of the following:

Entrance Porch & hallway

Living room with original features including fireplace

Original kitchen with access out to the rear garden

Dining room

Bedroom one – Double bedroom with views across garden

Bedroom two – Double bedroom

Bedroom three – single bedroom with views across garden

Original bathroom

Outside

There is residents parking available. Historically the owner has parked directly outside the front of the property. The gated rear garden is accessed via the side of the property and is fenced and enclosed for privacy. There is an area of lawn as well as a useful shed for storing tools.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

PLEASE NOTE - There is a tenant in situ on AST and has not been given notice at this stage and would be happy to stay if you want to buy as an investment property.

Location

Located in the heart of the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property walking distance from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo. Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

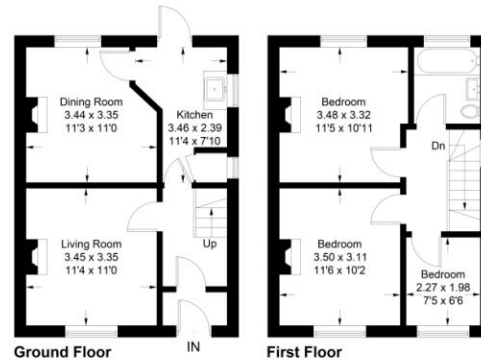
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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

Cotmandene, RH4

Approximate Gross Internal Area = 73.4 sq m / 790 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. (013067517)