



Hart Gardens

Dorking

Guide Price £439,950

Property Features

- TWO DOUBLE BEDROOMS
- QUIET CUL DE SAC LOCATION
- CENTRE OF DORKING
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- CONTEMPORARY BATHROOM
- TWO RECEPTION ROOMS
- CLOSE TO MEADOWBANK PARK
- SHORT WALK TO MAINLINE TRAIN STATIONS
- ENCLOSED COURTYARD GARDEN



Full Description

NO ONWARD CHAIN A charming and beautifully presented two double bedroom, mid terrace house offering the perfect balance of period character and modern style and comfort. Located in a no-through cul-de-sac within the heart of Dorking town centre, within walking distance of the High Street, mainline train stations and miles of glorious open countryside.

The accommodation begins in a cosy front aspect dining room with plenty of space for a table and chairs with fitted storage cupboards to maximise space. Next is the living room which is an intimate yet generous space centred around a feature fireplace and seamlessly connects to the modern kitchen which has been fitted with an array of floor to ceiling units complemented by ample worktop space, built in appliances and also benefitting from a door out to the courtyard garden.

Stairs rise to the first-floor landing providing access to all the first-floor accommodation and loft access. As you can see from the floorplan, the main bedroom is spacious and has plenty of room for all bedroom furniture. Bedroom two is another well-proportioned double overlooking the pretty courtyard garden. Across the corridor the family bathroom is fitted with a modern white suite and completes the first-floor accommodation.

Outside

At the back of the property there is a pretty, low maintenance courtyard garden with space for a patio table and chairs.

Council Tax & Utilities

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

Location

Hart Gardens is situated within the heart of 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 (0.9 miles), just a short 15-minute 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 (11-minute walk away) 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

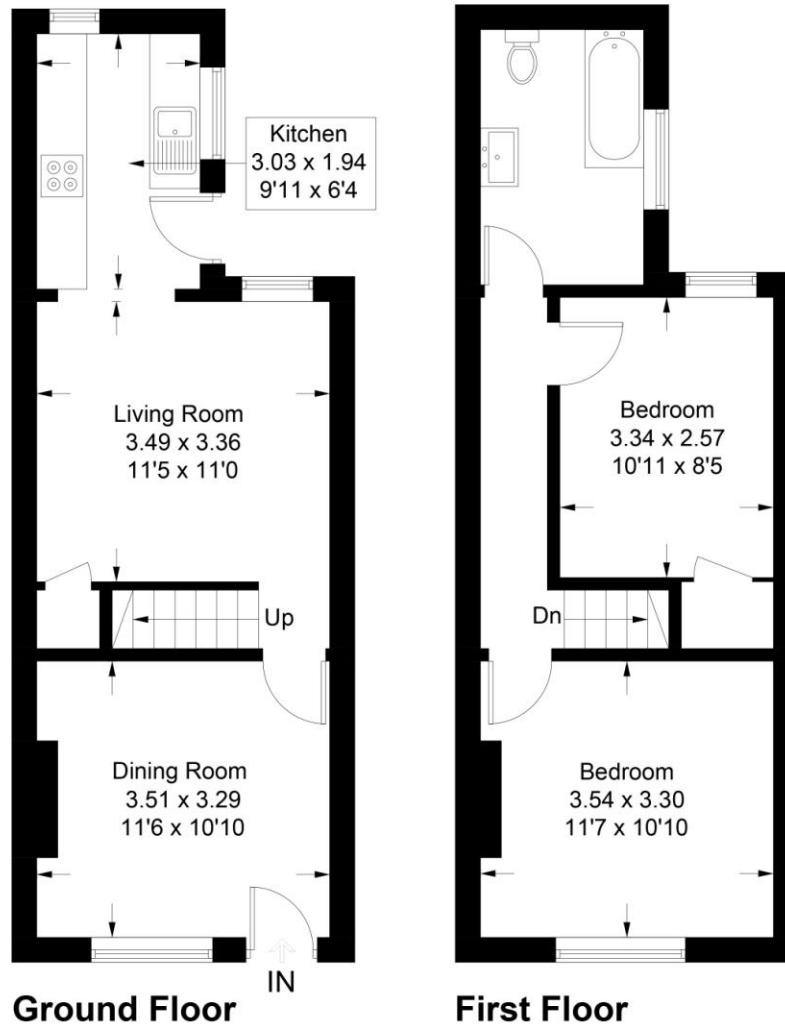
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Hart Gardens, RH4

Approximate Gross Internal Area = 66.1 sq m / 711 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. (ID854563)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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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