



## Nower Road

Dorking

**Guide Price £599,950**

### Property Features

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- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER 'NOWER ROAD'
- MODERN FITTED OPEN PLAN KITCHEN
- WRAP AROUND FRONT & REAR GARDENS
- UPDATED FAMILY BATHROOM & DOWNSTAIRS W/C
- SHORT WALK FROM EXCELLENT SCHOOLS, TOWN CENTRE & TRAIN STATIONS
- POTENTIAL TO EXTEND TO THE REAR OR SIDE STPP



# Full Description

An immaculately presented, three-Bedroom semi-detached home recently updated to an exceptional standard and offering a perfect blend of open -plan living, contemporary comfort and luxurious finishes. Boasting generous front and rear gardens, driveway parking and even potential to extend (STPP). Situated in the highly desirable 'Nower Road,' this home is within walking distance of two excellent schools, mainline train stations, Dorking High Street, and 'The Nower'.

A welcoming entrance hallway provides access to the first-floor staircase and leads into the stylish open-plan kitchen/dining room. This multifunctional space features a fully integrated WREN kitchen with contemporary cabinetry, a floor-to-ceiling pantry cupboard and ample worktops that wrap around to form a breakfast bar-ideal for informal dining. The dining area comfortably accommodates a family table and chairs, making the entire space perfect for entertaining friends and family. A single door provides convenient access to the charming rear garden. An archway seamlessly connects the dining space to the front-facing living room, a spacious 11ft retreat centered around a charming ornate fireplace. This welcoming space offers a cosy atmosphere with well-arranged seating. Completing the ground floor is a convenient utility/cloakroom, accessible via the kitchen and fitted with additional cupboard space and wall mounted basin.

The staircase leads to a generously sized landing providing access to all upstairs accommodation and the loft hatch. The main bedroom is an impressive 12'6 x 11'7 ft with a large bay window that fills the room with natural light. Bedrooms two and three are both well -proportioned doubles with a bright and airy feel. A recently updated family bathroom completes this level, fitted with a sleek white three-piece suite, a bathtub with an overhead shower and contemporary tiling for a stylish, modern finish.

## Outside

To the front of the property, a pretty garden is screened from the road by mature hedges, enhancing privacy. A spacious driveway provides parking for two cars, while a gated side pathway leads to the beautifully maintained rear garden. The west-facing rear garden has been thoughtfully designed for low maintenance and features a spacious patio area-perfect for entertaining or al fresco dining in warmer months. Enclosed for privacy, the garden offers a tranquil outdoor retreat, planted with a selection of shrubs and trailing plants.

## 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 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 Denbies Wine Estate (England's largest vineyard).

VIEWING - Strictly by appointment through Seymours Estate Agents, 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.

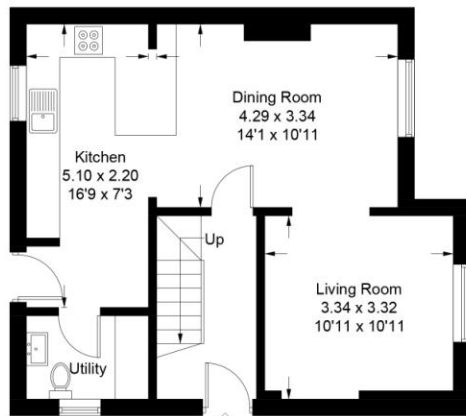




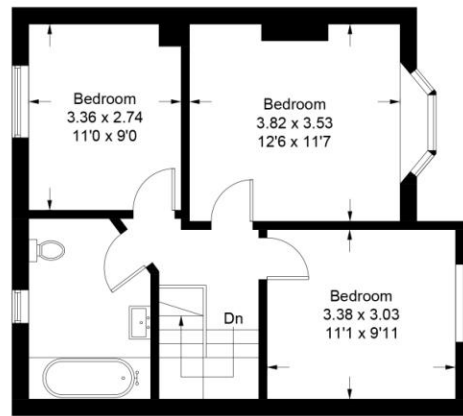


## Nower Road, RH4

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft  
 Store = 4.4 sq m / 47 sq ft  
 Total = 101.5 sq m / 1092 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1169006)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL 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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