



S Seymours

STATION ROAD, DORKING
GUIDE PRICE £285,000





An immaculately presented, one double bedroom, detached bungalow offering contemporary, open plan living and allocated parking, ideally located in the heart of Dorking. The property is within easy reach of mainline train stations, the bustling high street and a variety of popular leisure facilities, making it perfect for those seeking both convenience and a stylish living space. Ideal for first time buyers, investment purchaser or somebody looking for a lock up and leave property.

The property welcomes you into a spacious open-plan living and dining room, measuring an impressive 17ft. With ample room for both comfortable seating and a dining table and chairs, it is a superb space for relaxing and entertaining. Large windows allow natural light to flood the room, enhancing the sense of space and warmth. At the rear of the living area is the modern kitchen, thoughtfully designed with sleek dark shaker-style units, luxurious quartz worktops and high-specification integrated appliances. The kitchen offers generous storage space, ensuring a clutter-free environment, while its contemporary finish creates a striking focal point.

The generous double bedroom provides a tranquil retreat, complete with built-in wardrobes for convenient storage. The bedroom leads directly into a stylish en-suite shower room, featuring a large walk-in shower, vanity unit and modern fixtures, all designed to a high standard and to maximise space. Additional storage is available in the loft, providing plenty of space for storing seasonal or occasional-use items.

Outside

To the front of the property, there is allocated parking for one car, providing both convenience and peace of mind.

This beautifully presented home is ideal for those seeking a low-maintenance, modern property in a prime location, offering the perfect blend of comfort and style.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection. EPC C rating.

Leasehold

The property is leasehold with 995 years remaining on a 999 year lease. The annual service charge is £530 which is payable bi-annually. The ground rent is a peppercorn rate. More information is available on request.

Location

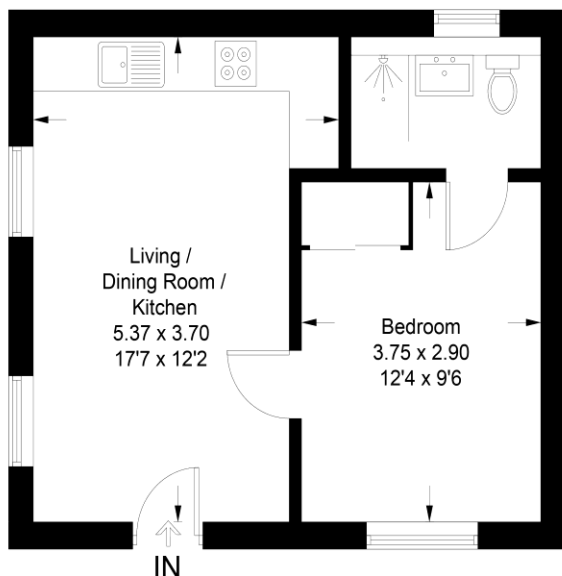
Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The 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).

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.



Mulberry House, RH4

Approximate Gross Internal Area = 33 sq m / 355 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. (ID1184956)

CONTACT

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