



Parkway, Dorking

- THREE BEDROOMS
- EXTENDED ON THE GROUND FLOOR
- OPEN PLAN KITCHEN/DINING ROOM
- DETACHED GARDEN OFFICE
- 14FT LOUNGE WITH PRETTY BAY WINDOW
- LARGE REAR GARDEN
- NEXT TO MEADOWBANK PARK
- DRIVEWAY PARKING FOR SEVERAL CARS

Offers In Excess Of £550,000

EPC Rating '68'

- SHORT WALK TO THE HIGH STREET AND MAINLINE TRAIN STATIONS
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



A stylish and well-presented three-bedroom, mid terraced family home offering over 1040 sq ft of flexible and stylish living space, along with a large garden, external home office and driveway parking for several cars. Extended on the ground floor and conveniently situated within the highly sought after 'Parkway', just a few moments away from everything the vibrant town of Dorking has to offer including the high street, excellent schools, Meadowbank Park, mainline train stations and stunning open countryside.

As you step through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The 14'3 x 12'9 lounge impresses with a striking bay window which floods the room in natural light with plenty of room for comfortable seating. Next is the open plan kitchen/dining room which features a range of contemporary units with space for all of the expected appliances, perfect for culinary enthusiasts. The dining room is located at the rear of the kitchen, featuring bi-fold doors that open out to the garden. A conservatory seamlessly adjoins this area, with cleverly designed doors that can either integrate it with the rest of the space or close it off for a more intimate atmosphere. Surrounded by glass on three sides, the conservatory offers a strong connection to the garden, making the outdoors feel like an extension of the room.

From the hallway, stairs rise to the first-floor landing and into the front aspect main bedroom. Another spacious room, the bedroom enjoys a pretty bay window and a built-in wardrobe for added convenience. Bedroom two is another double benefitting from a built-in storage and views across the garden. The third bedroom is a good-sized single which could alternatively be used as a study if preferred, allowing versatility for the new owners. Completing the accommodation is the family bathroom which has been fitted with a three-piece white suite.

Outside

To the front there is a private drive offering parking for several cars and a convenient bin store. The rear garden is one of the standout features to the property with a detached garden office located at the foot of the garden with an adjoining store to the side. Fully fence enclosed, the garden offers a serene and private setting, with fruit trees and mature hedging bordering a large area of lawn.

Location

Parkway is situated within short walking distance from 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, Deepdene and Dorking West are within proximity (0.9 miles), just a short 10-15 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk) and The Priory (15 minute walk) at secondary level and St Pauls and St Martins 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

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

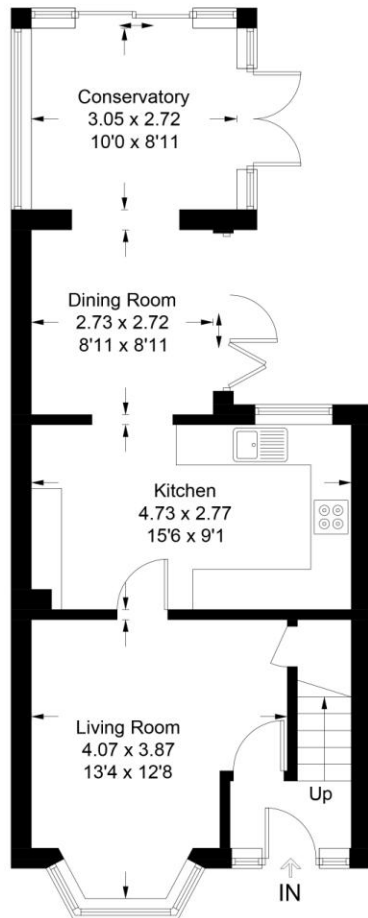
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon.

Potential buyers are advised to recheck the measurements.

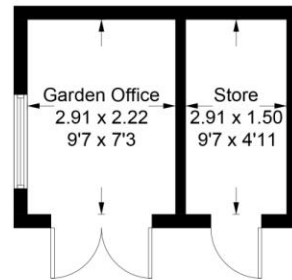


Parkway, RH4

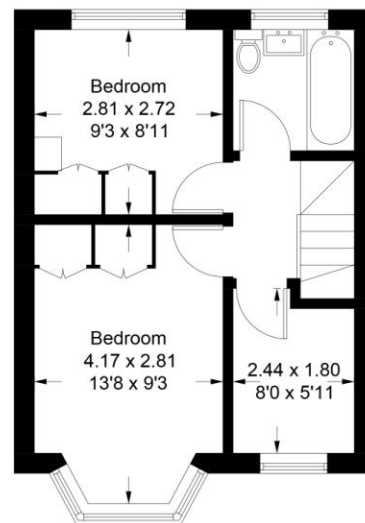
Approximate Gross Internal Area = 80.1 sq m / 862 sq ft
Garden Office / Store = 11.2 sq m / 120 sq ft
Total = 91.3 sq m / 982 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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. (ID1130478)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.