



Hart Gardens

Dorking

Guide Price £425,000

Property Features

- END OF TERRACE HO USE
- TWO DOUBLE BEDROOMS & DRESSING ROOM/STUDY
- MODERN KITCHEN
- PERIOD FEATURES
- LARGE BATHROOM
- PRIVATE COURTYARD REAR GARDEN
- QUIET CUL DE SAC LOCATION
- CENTRE OF DORKING
- CLOSE TO MEADOWBANK PARK
- SHORT WALK TO MAINLINE TRAIN STATIONS



Full Description

A charming two-bedroom period home, nestled in a quiet no-through cul-de-sac in the heart of Dorking town centre. This well presented, two-bedroom end-terrace home effortlessly blends period charm with modern style and comfort. Ideally positioned and offering easy access to the High Street, mainline train stations, and miles of stunning countryside.

This wonderful home begins with a welcoming front-aspect dining room, providing ample space for a table and chairs as well as a study area for remote working. The rear aspect lounge is another spacious room with space for comfortable seating and pretty views out to the courtyard garden. There is a floor to ceiling storage cupboard for clutter free living and exposed wooden flooring for added charm and character. The modern kitchen seamlessly connects to the living space and boasts an array of floor-to-ceiling units, generous solid wood worktop space, double butlersink and direct access to the charming courtyard garden. Upstairs, the first-floor landing provides access to all rooms and loft storage. The spacious principal bedroom comfortably accommodates all essential furnishings, while the second double bedroom enjoys views over the courtyard garden. A dedicated dressing room serves both bedrooms, offering excellent storage for clothing and shoes or doubling as a convenient home office. Across the hall, the family bathroom is fitted with a white suite and finished with a bespoke mosaic design for added personality.

Outside

To the rear, a delightful and low-maintenance courtyard garden provides the perfect retreat for outdoor dining or relaxation. Not overlooked by neighbouring properties, this private space can be enjoyed throughout the year.

Council Tax & Utilities

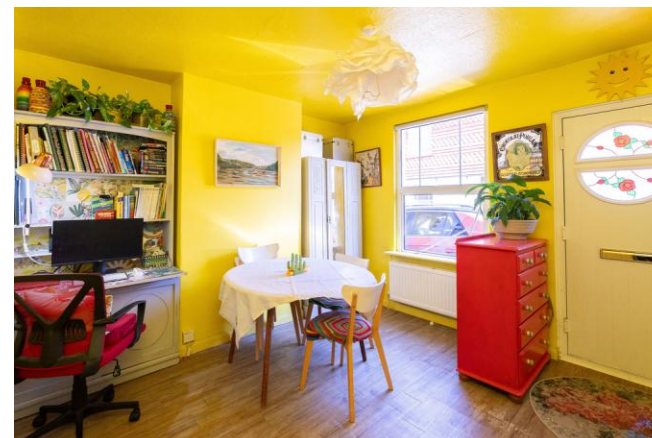
This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband connection is an FTTP connection.

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.

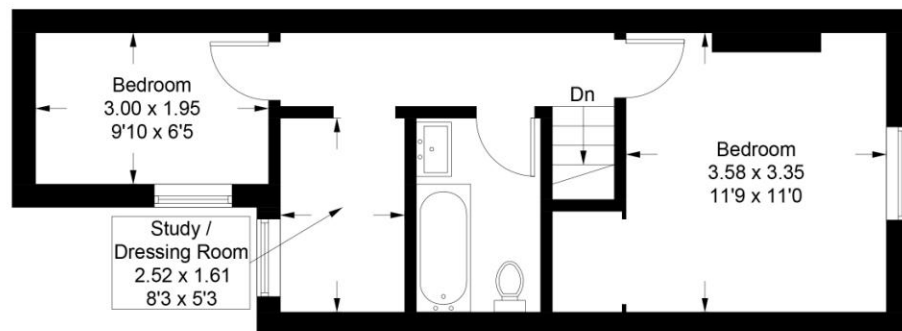
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



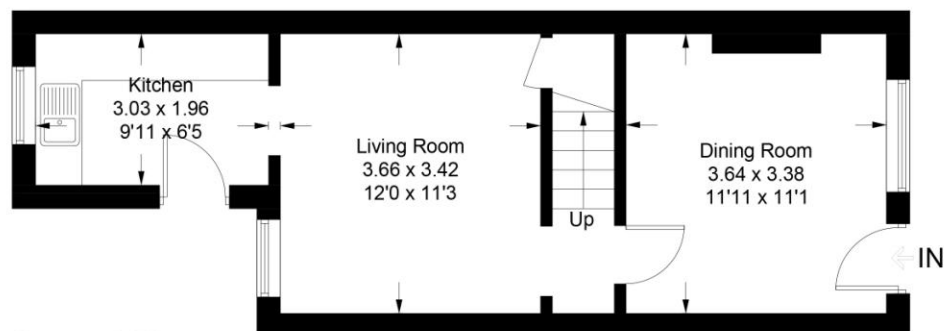


Hart Gardens, RH4

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



First Floor



Ground 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. (ID1187053)

EPC TBC

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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