



Knoll Road

Dorking

Guide Price £550,000

Property Features

- DETACHED THREE BEDROOM HOUSE
- NO ONWARD CHAIN
- SINGLE GARAGE & OFF-ROAD PARKING
- 21FT LIVING ROOM
- CONSERVATORY
- LOW MAINTENANCE FRONT & REAR GARDENS
- WALKING DISTANCE TO DORKING TOWN
- HIGHLY DESIRABLE ROAD WITHIN DORKING SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE & 'THE NOWER'
- FAMILY BATHROOM
- CLOSE TO MAINLINE TRAIN STATIONS



Full Description

NO ONWARD CHAIN Nestled in the heart of the ever-popular South Dorking area, this charming three-bedroom detached home presents an opportunity for buyers seeking space, convenience and potential. Further benefitting from off road parking, single garage and ideally situated just a short stroll from Dorking High Street, with excellent access to local shops, sports facilities, schools and transport links.

Stepping inside, a generous entrance hall provides access to a convenient downstairs W/C and access to the first floor. The spacious front-aspect living room measures an impressive 21'9 x 14'2 ft and boasts a beautiful bay window that floods the room with natural light. A large built-in storage cupboard adds valuable practicality. There is plenty of space for a large suite and additional furniture. Next is the well-proportioned kitchen/diner which features traditional fitted units, ample space for freestanding appliances and plenty of room for a family dining table. This bright and airy room opens into the adjoining conservatory, creating a versatile and sociable space - perfect for entertaining or enjoying the garden views year-round.

Upstairs, the property offers two generous double bedrooms, both enjoying excellent natural light, alongside a third single bedroom overlooking the front garden which benefits from built-in storage - ideal as a child's room, home office, or guest room. The family bathroom is stylishly tiled and fitted with a bath and overhead shower, a modern vanity unit and chrome fittings.

Outside

To the front is a path which leads round to the front door as well as a low maintenance front garden. A useful side gate leads to the rear garden, fully fence enclosed and paved for low maintenance. A driveway and a single garage provide convenient off-road parking and additional storage.

Council Tax & Utilities

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

Please note that a single Japanese knotweed root has been identified in the garden. The owners have already put a treatment programme in place, which has been fully paid for and comes with a **ten-year guarantee**. This guarantee will be issued upon completion of the three-year treatment cycle in 2027 (with 2025 being Year 1), meaning it will remain valid until 2037. Spraying is carried out annually in August, September, and October, so no further action will be taken until that period. However, everything is already in place for the new owner.

Location

The property 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 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, 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 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 enthusiasts, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

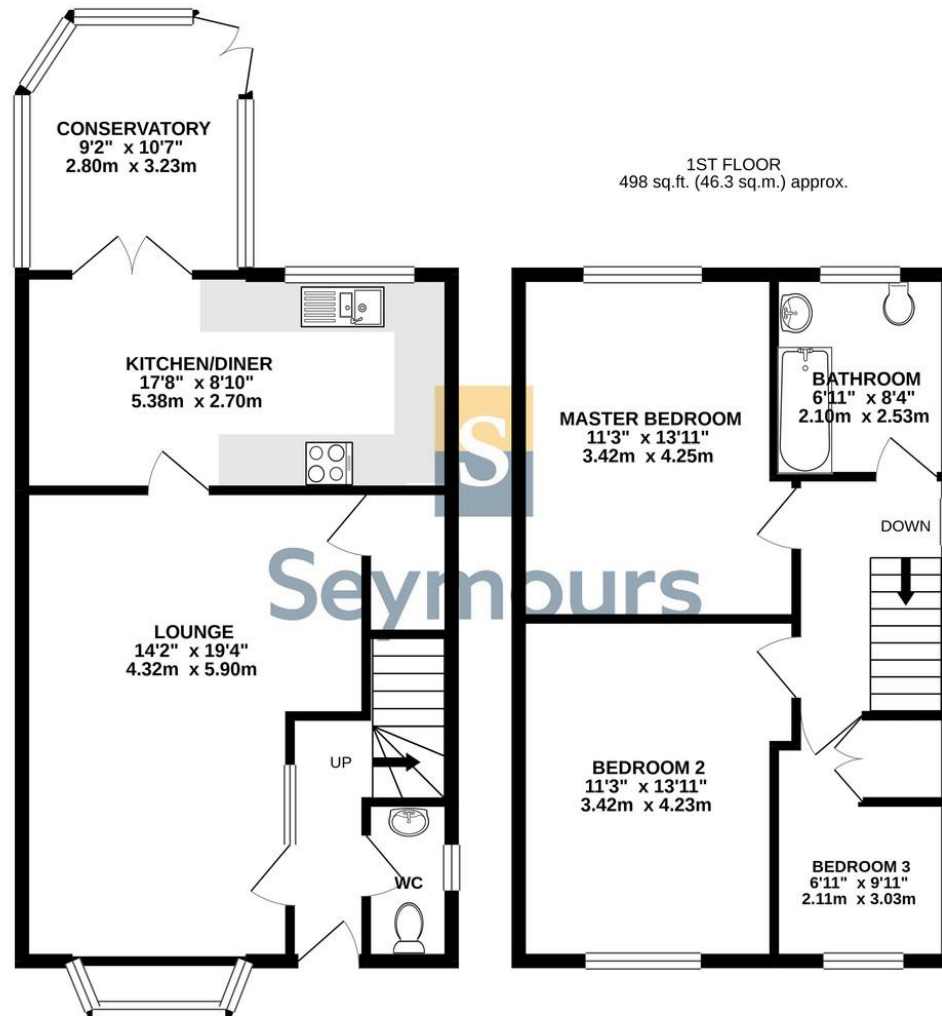
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.





GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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