



Spring Gardens, Dorking

Guide Price £525,000

EPC Rating '61'

- THREE BEDROOMS
- IMPRESSIVE LIVING/DINING ROOM
- POTENTIAL TO EXTEND STPP
- BRIGHT & AIRY ACCOMMODATION
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- DELIGHTFUL FRONT AND REAR GARDEN
- GARAGE AND OFF STREET PARKING
- SUPERB TOWN CENTRE LOCATION
- SHORT WALK FROM MAINLINE STATIONS



A delightful three-bedroom modern family house offering bright, spacious accommodation with off street parking, garage and a beautiful garden. Situated in the heart of Dorking, within a few minutes walk from the town centre, mainline train stations and excellent schools.

Upon entering the property, you are greeted by the spacious hallway providing access to all the ground floor accommodation, useful downstairs cloakroom and under stairs storage cupboard. The double aspect open plan 18'1 x 14'5 sq ft living/dining room has been designed to be the heart of the home with double doors opening out into the rear garden, creating the ideal space for entertaining family or friends. Next is the kitchen which has been fitted with an array of floor to ceiling units complemented by ample worktop space and room for all expected appliances. There is also a large storage cupboard ideal for household appliances. From the hallway, stairs rise to the first floor landing which provides access to all the rooms and loft hatch. The master bedroom is an excellent 14'5 x 9'9 sq ft which benefits from mirror fronted floor to ceiling wardrobes as well as built in storage units. Bedroom two is another generous double with a built in wardrobe and storage units. Bedroom three is a good sized single benefitting from a storage cupboard. Finishing off the first floor accommodation is the family bathroom completed with a modern white suite. There is also lots of potential to extend STPP like other house have close by.

Outside

The house is approached via a path through it's pretty lawned front garden – which has well stocked flower borders and a pathway leading to the front porch.

The beautifully landscaped rear garden is yet another wonderful benefit to this home including an extensive area of lawn and a full width patio, ideal for al fresco dining or simply enjoying on a warm summer's day. The whole garden is fully fence enclosed creating a sense of privacy with an inviting array of shrubs and well stocked flower borders. At the back of the garden there is a step down with a pathway leading to the garage and rear access gate. Another excellent feature is the separate area tucked away around the side of the house perfect for drying laundry and a side access gate leading to the front of the property.

Garage & Parking

Located at the end of the garden there is a generous garage with eves storage and off street parking for one car in front.

Council Tax & Utilities

The council tax band is E. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet 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 (Victoria and Waterloo in approx 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 Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

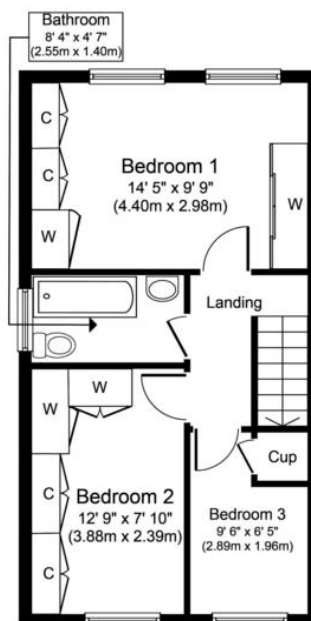
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD

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..

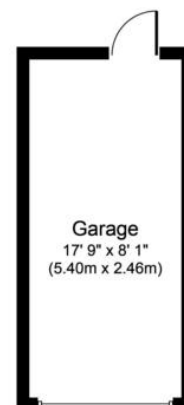




Ground Floor
Approximate Floor Area
413 sq. ft.
(38.4 sq. m.)



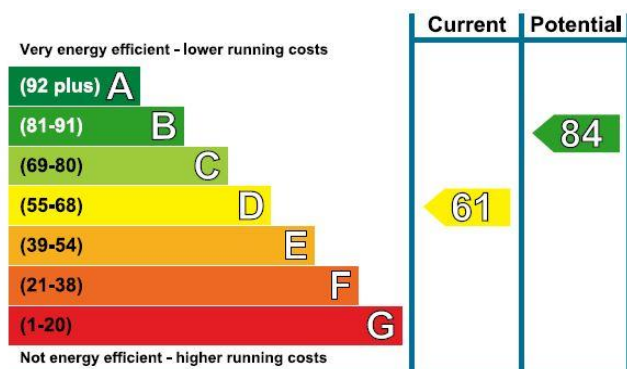
First Floor
Approximate Floor Area
403 sq. ft.
(37.4 sq. m.)



Garage
Approximate Floor Area
142 sq. ft.
(13.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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RH4 2HD

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