



## Bentley Cottage, Moores Road - Dorking

Guide Price £425,000

EPC Rating '57'

- NO ONWARD CHAIN
- END OF TERRACE HOUSE
- TWO BEDROOMS
- UPSTAIRS BATHROOM
- BRIGHT YET COSY LIVING ROOM WITH FEATURE FIREPLACE
- PERIOD FEATURES
- NEXT TO COTMANDENE
- SHORT WALK TO THE HIGH STREET AND MAINLINE TRAIN STATIONS
- KITCHEN/DINING ROOM
- REDECORATED & NEW CARPETS





**\*NO ONWARD CHAIN\*** A well presented two-bedroom cottage offering bright and spacious accommodation, full of period charm and character features including front and rear gardens. Ideally located just a few minutes' walk from Dorking town centre, mainline train stations, this property perfectly blends convenience with timeless appeal.

This picture-perfect home has been tastefully decorated throughout, with interiors thoughtfully styled to reflect the character of the property. The welcoming sitting room enjoys a lovely front aspect with a large window overlooking the pretty garden, complemented by a feature fireplace that adds warmth and a cosy atmosphere.

To the rear, the kitchen/dining room offers a practical and stylish space, fitted with a range of modern, fitted cabinets, ample worktop space and room for appliances. A single door provides convenient rear access to a small hard landscaped garden, ideal for a table and chairs, providing a seamless connection between indoor and outdoor living.

Upstairs, the first floor features two bedrooms, the principal bedroom is a generous 11'1 x 10'2ft with built in storage cupboard and views over the front garden. Bedroom two is a comfortable single bedroom, while the modern family bathroom, complete with a white suite, bath and overhead shower completes the accommodation.

#### Outside

The front garden is neatly maintained with a pathway leading to the front door. There is a small amount of grass at the front as well as an area of patio ideal for entertaining. To the rear, there is a small hard-landscaped garden provides a private, low-maintenance space as well as a brick built store which used to be an outside W/C.

#### Council Tax and Utilities

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

Moore's Road is situated in the centre 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 West, 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 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 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.

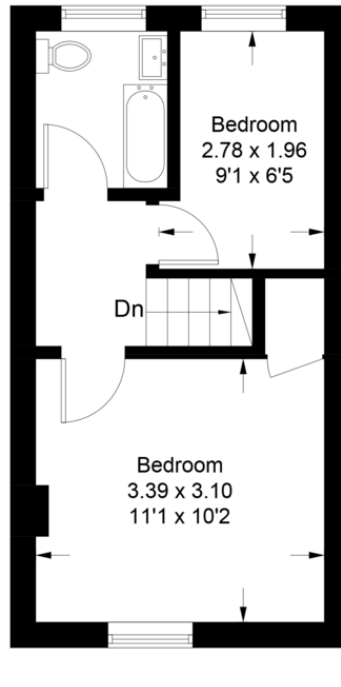
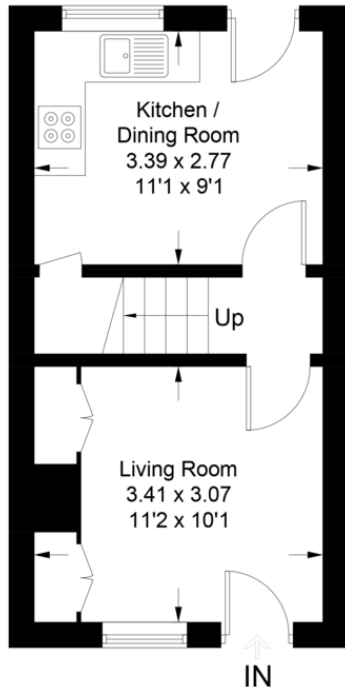
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.





## Moores Road, RH4

Approximate Gross Internal Area = 47.6 sq m / 512 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. (ID1202761)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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