



JUNCTION ROAD, DORKING
GUIDE PRICE £399,950





A fantastic two-bedroom mews-style house, perfectly positioned in the heart of Dorking town centre. This property offers the added benefits of off-road parking, two spacious bedrooms and private rear garden. Conveniently located close to the High Street, mainline train stations, and various leisure facilities, it is ideal for first time buyers and young professionals.

The home welcomes you into a bright and spacious living/dining room, a versatile open space fitted with solid wood flooring. This inviting area provides ample room for comfortable seating, making it the ideal entertaining space with views and access to both the front and rear gardens.

The kitchen is located at the rear of the property and features a range of base and eye-level units, with space for freestanding appliances. Finished with a tiled floor, it offers both a contemporary look and practical functionality. A downstairs WC and a double closet, perfect for storing coats and shoes, ensure the space remains organised and clutter-free.

Upstairs, you will find two well-proportioned double bedrooms. The main bedroom, situated at the front of the property, benefits from built-in storage and a convenient dresser. The second bedroom overlooks the rear garden and is another generous double, complete with built-in wardrobes and a large Velux window that fills the room with natural light.

The bathroom, serving both bedrooms, is equipped with a bath and an overhead shower. Featuring a stylish white suite and fully tiled walls, it creates a clean and contemporary ambience.

The property also benefits from solar panels which were installed in 2013.

This charming mews-style home offers an excellent opportunity for those seeking comfort and convenience in a desirable town centre location.

Outside

At the front of the property, there is a designated parking space for one car and a terraced area, ideal for outdoor dining with a table and chairs. A practical storage shed provides ample room for keeping belongings organised. The east facing rear garden offers a covered patio area, perfect for year-round enjoyment. Beyond this, a neatly maintained lawn and an additional patio create further opportunities for outdoor seating and relaxation. Fully enclosed with fencing, the garden ensures privacy and tranquility. A rear gate offers direct access to Junction Road, adding extra convenience.

Please note: The property is responsible for the maintenance of the trees along the entrance to the property. This is shared with the two other properties which is approx £1500 payable every 3 years.

Location

Junction Mews is situated in the centre of Dorking town centre round the back of the Dorking Brasserie and 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, just a short 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 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.

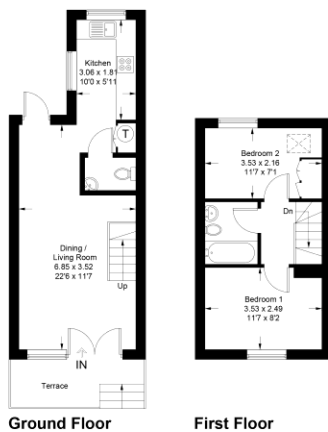
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Junction Mews, RH4

Approximate Gross Internal Area = 54.4 sq m / 585 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. (D1181161)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 71 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

CONTACT

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

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

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