



Fraser Gardens

Dorking

Guide Price £450,000

Property Features

- TWO DOUBLE BEDROOM MID TERRACE HOUSE
- RECENTLY UPDATED THROUGHOUT
- ALLOCATED PARKING SPACE
- CLOSE TO MAINLINE TRAIN STATIONS
- CLOSE TO LOCAL POPULAR SCHOOLS
- LARGE FRONT & BACK GARDENS
- DUAL ASPECT LIVING/DINING ROOM WITH LOG BURNER
- 13FT MAIN BEDROOM WITH AMPLE STORAGE
- CONTEMPORARY FAMILY BATHROOM
- WALKING DISTANCE TO TOWN CENTRE



Full Description

A beautifully presented two double bedroom mid-terrace family home, ideally situated within a short walk of all Dorking train stations, The Ashcombe School, St Martin's School, Meadowbank Park, and the town centre. Recently refurbished throughout, this wonderful home combines thoughtful modern updates with character features and an excellent location, making it ideal for families, first time buyers or those looking to downsize.

The property begins with a welcoming entrance hall that leads to all key rooms. The dual aspect living room spans one side of the house offers bespoke shelving, a feature fireplace with a wood-burning stove and ample space for both a dining table and multiple sofas -perfect for entertaining family and friends. A patio door lead directly out to the rear garden, extending the living space outdoors. The recently fitted kitchen has been finished with sage green shaker-style units, warm wooden worktops and integrated appliances. It offers a practical layout overlooking the rear garden, flooding the space with natural light and rear access to the garden linking the spaces perfectly. Completing the ground floor is the stylish new bathroom, fitted with a contemporary white suite including a full-sized bath with an overhead shower, sleek tiling and a modern finish. Upstairs, the landing provides access to two generously sized double bedrooms. The primary bedroom enjoys peaceful views over the garden and benefits from extensive built-in storage. The second bedroom also overlooks the garden and comfortably accommodates a double bed.

Outside

To the front, a picket fence encloses a charming garden laid mostly to lawn with a path to the front door and mature hedging creating a private space. The rear garden is a standout feature-private and fully enclosed with fencing and hedging, it offers a generous lawn and a full-width patio ideal for entertaining. There is also a practical log store and a detached shed for additional storage, plus a gated rear access.

Parking

At the rear is a large resident car park with allocated parking for one car as well as visitor spaces.

Council Tax & Utilities

This property falls under Council Tax Band D the Local Council is Mole Valley. The property is connected to mains water, mains drainage and mains electricity. There is broadband connection.

Location

Fraser Gardens is well sought after due to it being close to all of Dorking's amenities. Dorking town centre 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 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe (10 minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) 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 norther 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.





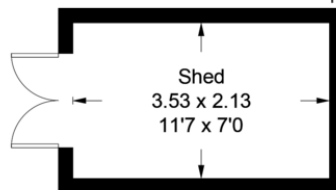
Fraser Gardens, RH4

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

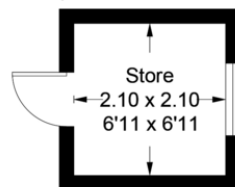
Shed = 7.6 sq m / 82 sq ft

Store = 4.4 sq m / 47 sq ft

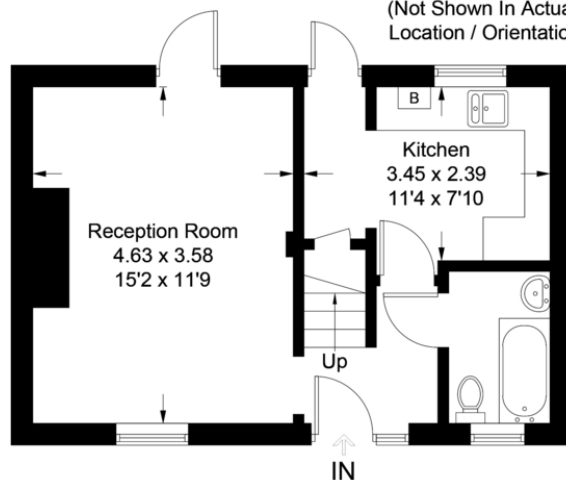
Total = 76.1 sq m / 819 sq ft



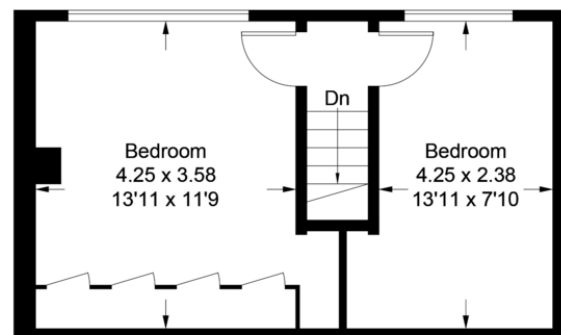
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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. (ID809891)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Surrey, RH4 2HD

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