



Leslie Road

Pixham

**OIEO £450,000**

## Property Features

- TWO DOUBLE BEDROOM SEMI-DETACHED
- LIVING/DINING ROOM WITH DOORS TO GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- SHORT WALK TO DORKING TOWN CENTRE
- LARGE MODERN BATHROOM
- CLOSE TO DORKING TRAIN STATIONS
- GREAT VIEWS
- CLOSE TO MILES OF OPEN COUNTRYSIDE





# Full Description

An attractive and beautifully maintained, semi-detached home offering two double bedrooms, driveway parking and private rear garden, situated close to miles of stunning open countryside and within a short walk of all Dorking's train stations.

This charming home is set out across three floors, beginning in the entrance hall which in turn leads into the front aspect kitchen. This space enjoys fantastic views towards Box Hill and has been fitted with a number of contemporary base and eye level shaker style units, complemented by worktops and space for freestanding appliances. Next is a central hallway which leads into the living/dining room, fitted with French doors leading out to the garden, connecting the inside and outside spaces. The whole room is wonderfully light thanks to the double aspect, finished off with solid oak flooring throughout for a cosy feel. Finishing off this floor is a convenient W/C with sink.

Stairs rise to the first-floor landing which in turn provides access to both double bedrooms. Bedroom one is 10'1 x 9'3 with a double aspect overlooking the pretty rear garden and built-in storage over the stairs. Bedroom two is another well-proportioned double, offering spectacular views of Box Hill. Both rooms have been fitted with solid oak flooring and offers a tranquil space for relaxing. Stairs rise to the second floor where there is a generous family bathroom complete with white suite, bath with wall mounted shower and plenty of eaves storage.

## Outside

The property benefits from a driveway at the front of the property with space for one car. At the rear is a pretty fence enclosed, south facing garden, accessed off the living/dining room and hard landscaped for low maintenance. There are two designated patio areas, one covered by an attractive pergola for added shade and privacy. Steps lead up to a raised patio area bordered by pretty flower beds and mature trees for added privacy. The whole garden offers a space to relax and enjoy the peaceful setting.

## Council Tax & Utilities

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

## Location

This property is a short walk to Dorking town which 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 (London Victoria and London Waterloo in approx. 55 minutes) being within close proximity. 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 Box Hill (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, 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.

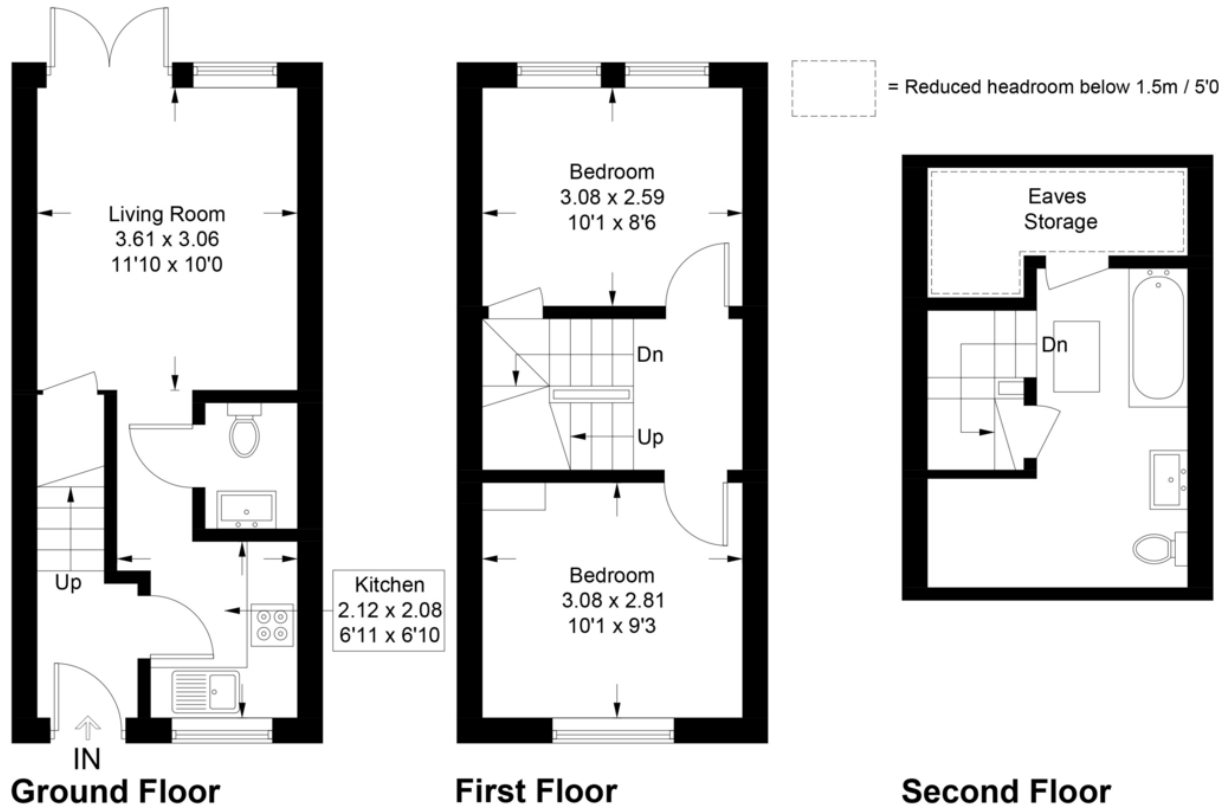






## Leslie Road, RH4

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft  
(Including Eaves Storage)



EPC TBC

**COUNCIL TAX BAND**

D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking,  
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