



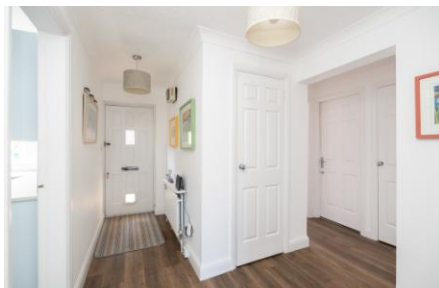
Harrowlands Park

Dorking

Guide Price £370,000

Property Features

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- MASTER BEDROOM WITH EN SUITE & SEPARATE SHOWER ROOM
- GARAGE IN BLOCK
- QUIET CUL DE SAC
- WALKING DISTANCE TO ST PAULS CHURCH & THE TOWN CENTRE
- IMPRESSIVE LIVING/DINING ROOM
- UPDATED CONTEMPORARY KITCHEN
- AMPLE STORAGE SPACE
- PRIVATE PATIO LEADING TO PRETTY COMMUNAL GROUNDS



Full Description

A beautifully presented two double bedroom, two-bathroom ground floor apartment, set within a quiet cul-de-sac on the outskirts of Dorking town centre. This spacious and contemporary home benefits from generous room proportions, off-street parking a single garage and access to well-maintained communal gardens.

The property is accessed via a bright and welcoming entrance hall, setting the tone for the rest of the apartment. It provides access to all principal rooms and features two useful built-in storage cupboards. The front-facing kitchen has been refurbished to an exceptional standard, showcasing modern shaker-style cabinetry, fully integrated appliances and ample worktop space. The standout feature is the impressive 20ft living/dining room, which enjoys an abundance of natural light thanks to two large windows and a glazed door leading directly to a patio area. The room offers plenty of space for multiple seating arrangements as well as a dining table and chairs-ideal for entertaining. The main bedroom is a generously sized double with mirror-fronted built-in wardrobes and a stylish en suite shower room, enjoying attractive views. The second bedroom is also a comfortable double, with pleasant views over the communal grounds. Completing the internal accommodation is a sleek, modern shower room featuring a large walk-in shower, built-in storage, and elegant tiling for a high-end finish.

Outside

Directly accessed from the living room is a private patio area which enjoys a peaceful outlook towards Dorking and Ranmore. Leading off the patio is a communal area of lawn bordered by shrubs and pretty borders. A single garage is located in a nearby block, with additional parking available for residents and visitors.

Leasehold

The property is a leasehold with a service charge £2840.64 and £196 ground rent per annum. The property has 88 years remaining on the lease. Full information is available upon request.

Council Tax & Utilities

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

Location

Harrowlands Park is ideally positioned on the outskirts of Dorking, which offers a wide range of shops, cafes, restaurants, and recreational facilities. The area is well connected, with Dorking West, Dorking Mainline, and Dorking Deepdene stations all nearby, providing regular services to London Victoria and London Waterloo in approximately 50 minutes. For road users, the M25 is approximately seven miles north and accessible via the A24 (Leatherhead, Junction 9) or A25 (Reigate, Junction 8), offering convenient access to both Gatwick and Heathrow Airports. Local amenities include a flagship Waitrose, a modern sports centre, and The Dorking Halls entertainment venue. The town also boasts excellent schools including The Ashcombe and The Priory at secondary level, and St. Paul's and St. Martin's at primary level. Dorking is surrounded by outstanding countryside including The Nower, Ranmore Common, and Box Hill (National Trust), making it ideal for walking and riding enthusiasts. Denbies Wine Estate, England's largest vineyard, is also located nearby.

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

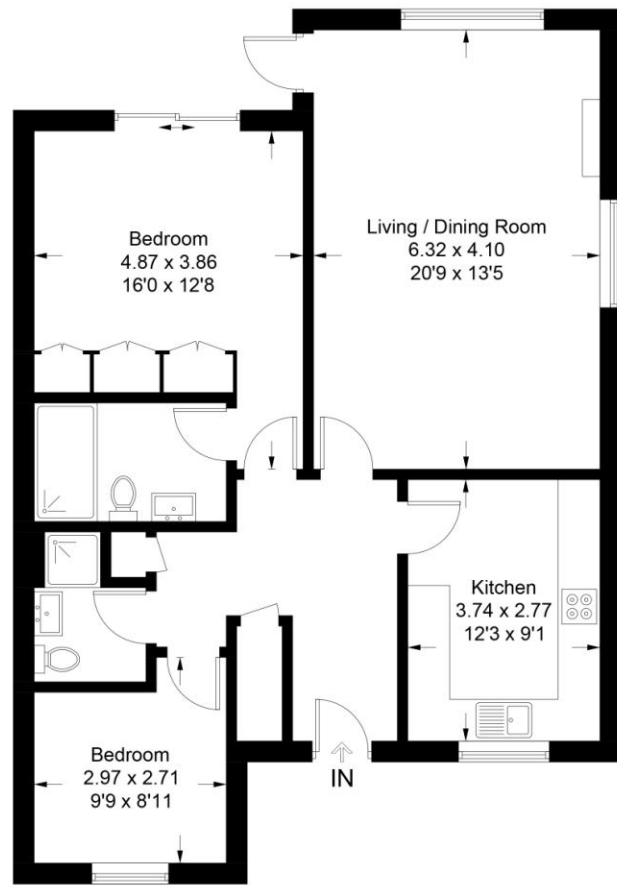
Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



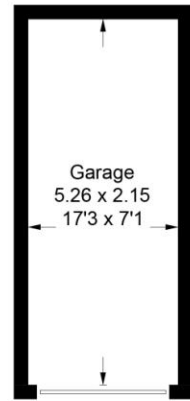


Harrowlands Park, RH4

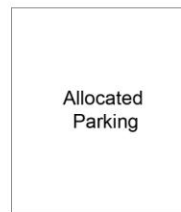
Approximate Gross Internal Area = 82.1 sq m / 884 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 93.4 sq m / 1006 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222063)



COUNCIL TAX BAND

E

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

