

Howard Road

Dorking

**Guide Price £725,000**

## Property Features

- FOUR DOUBLE BEDROOMS LAID OUT OVER FOUR FLOORS
- MODERN OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- 1425 SQ FT
- PRETTY COURTYARD GARDEN
- MAIN BEDROOM WITH DRESSING AREA & ENSUITE BATHROOM
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- SITTING ROOM
- CLOSE TO MAINLINE TRAIN STATIONS
- CLOSE TO EXCELLENT SCHOOLS & AMENITIES



# Full Description

A beautifully presented four-bedroom Victorian townhouse, arranged over four floors and offering 1425sq ft of stylish and versatile accommodation. Ideally located in the heart of Dorking, this exceptional family home seamlessly blends period charm with contemporary design, all within easy reach of local amenities, green spaces, and excellent transport links.

This thoughtfully renovated home offers an impressive combination of character and modern living. From the moment you enter, you're greeted by elegant herringbone wood flooring, high-quality finishes, and refined interiors throughout. To the front of the property, the formal living room exudes warmth and comfort, featuring a central fireplace with log-burning stove, plantation shutters, and rich wood flooring that adds to its inviting atmosphere. To the rear, the heart of the home is the open-plan kitchen and dining area starting with a striking matte-black kitchen. Fitted with a full range of base and eye-level units, integrated appliances and a generous island with breakfast bar and induction hob, the kitchen also features wall to wall built in storage to maximise the space on offer. The dining area is bathed in natural light thanks to a large skylight and sliding glass doors that open onto a beautifully landscaped courtyard garden. There is plenty of space for a family table and chairs, with room for living furniture to create a relaxed and informal space. A useful W/C with sink and additional storage leads off from the dining area. A staircase from the living room leads down to a fully converted basement bedroom, which is set up by the current owners as a home office and gym and offers flexibility to suit a variety of needs.

Upstairs, the first-floor landing leads to the impressive principal bedroom, which enjoys views over the garden, a dressing area and a contemporary en-suite bathroom. A further double bedroom is positioned at the front of the house, alongside a large, modern shower room. On the top floor, a bright and spacious third double bedroom benefits from built-in storage and Velux windows offering elevated views.

The property also benefits from double glazed sash windows, installed at the rear of the property.

## Outside

To the front of the property, a neat garden area and path lead to the entrance. To the rear, the charming hard-landscaped courtyard garden provides a private and low-maintenance outdoor retreat, complete with a rear access gate.

## Council Tax & Utilities

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

## Location

The property 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 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 The Dorking Hall 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.

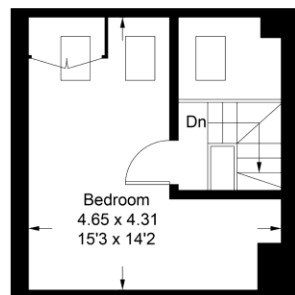




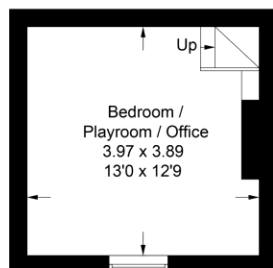


# Howard Road, RH4

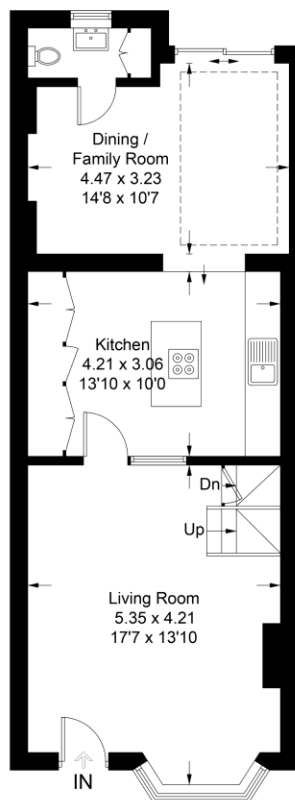
Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft  
(Including Basement)



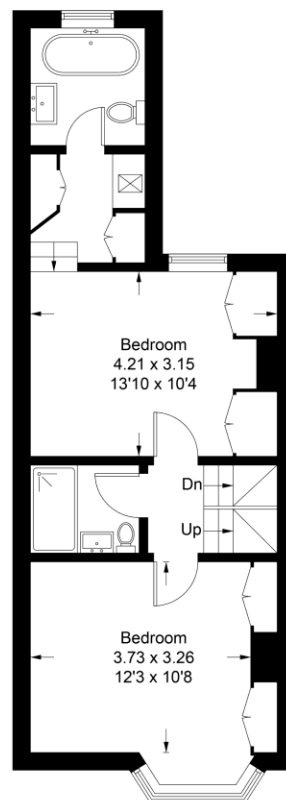
**Second Floor**



**Basement**



**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. (ID1227104)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## COUNCIL 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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