



Fairfield Close

Dorking

Guide Price £499,950

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO DORKING TRAIN STATIONS
- CLOSE THE ASHCOMBE SCHOOL
- SHORT WALK TO THE HIGH STREET
- 1197 SQ FT IN TOTAL
- SINGLE GARAGE AND PARKING
- POTENTIAL TO UPDATE
- TWO RECEPTION ROOMS
- NEXT TO MEADOWBANK PARK



Full Description

NO ONWARD CHAIN A wonderful three-bedroom family home offering over 1000 sq ft of flexible, bright accommodation with a low maintenance landscaped garden, parking and garage. Situated in a tucked away position just off the sought after Fairfield Drive within walking distance to Dorking High Street, all the mainline train stations and stunning open countryside.

From the hallway, the ground floor accommodation flows beautifully throughout, ideal for modern day family living. Starting with the kitchen with a range of fitted eye and base units, work top space and space for all appliances. Next is the impressive 21ft open plan living/dining room offering plenty of space for a dining table and chairs and includes built-in storage. From here French doors lead into a sunny conservatory which benefits from radiators so that this space can be enjoyed all year round and leads directly out to the rear garden, making it an excellent additional room for various needs. Finishing off the ground floor is the downstairs cloakroom which also includes built-in storage.

Stairs rise to the first-floor landing giving access to all the upstairs accommodation and loft hatch. The front aspect master bedroom is an impressive space, including built in wardrobes. Bedroom two is also a double, with fitted wardrobes. The third and final bedroom is a large single which overlooks the pretty rear garden. Finishing off the accommodation is a family bathroom, fitted with a white three-piece suite including a bath, overhead shower and floor to ceiling airing cupboard.

Outside

To the front of the property there is a small area of lawn and a driveway, offering parking in front of the single garage. There is also a (privately owned) section of land to the front of the property where you can plant or grass to allow you to enjoy the Pippbrook Stream. The enclosed rear garden has been designed with low maintenance in mind, mainly laid to patio, providing an ideal space for outdoor entertaining and relaxation, all bordered by mature hedges and fencing for added privacy.

Council Tax & Utilities

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

Location

Fairfield Close is situated within the heart 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 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 (5 minute walk away) 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.

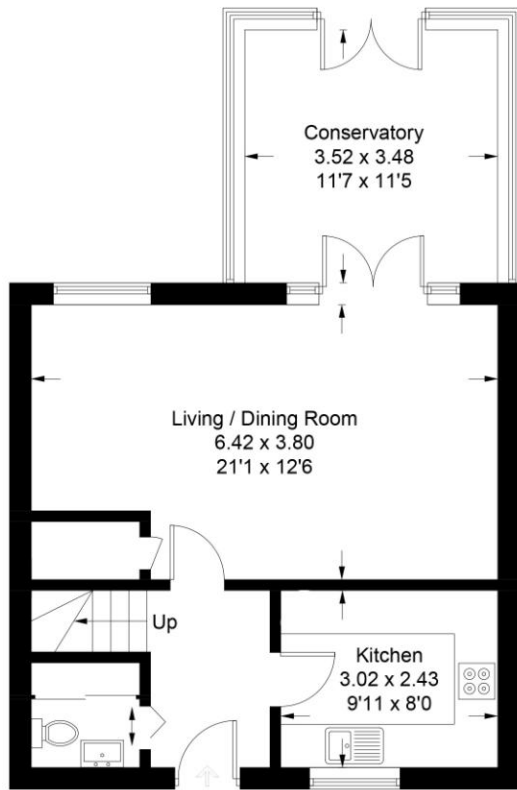
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



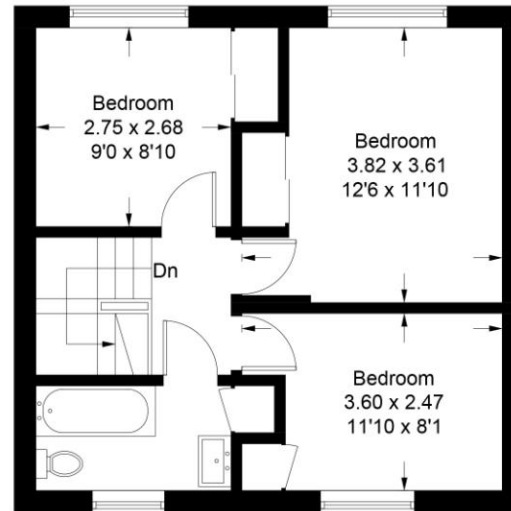


Fairfield Close, RH4

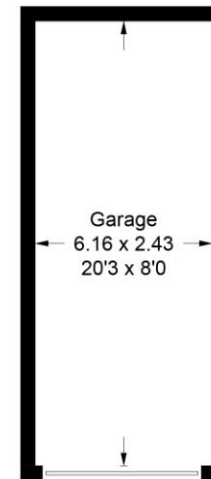
Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 111.3 sq m / 1197 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1236351)



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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