



Howard Road

Dorking

Guide price £625,000

Property Features

- No onward chain
- Potential to extend and modernise throughout
- Large rear garden
- Driveway parking
- Walking distance to the train stations
- Bonus cellar room
- Four bedrooms
- Living room & separate dining room
- Short walk to the High Street & Waitrose
- Walking distance to the train stations



Full Description

This delightful four-bedroom Victorian semi-detached house offers flexible accommodation arranged over three floors, including a versatile basement room. Full of charm and period character, the property features sash windows and original fireplaces, while offering plenty of potential for extension and modernisation (STPP). Conveniently located close to Dorking town centre and offered with no onward chain, this is an ideal home for buyers seeking space and opportunity.

Measuring just over 1215 sq ft, the property begins with a bright, front-aspect sitting room filled with natural light. The adjoining dining room enjoys garden views through sash windows creating a welcoming space for family meals or entertaining guests. The kitchen, accessed directly from the dining room, is currently a galley-style layout with cabinets and space for freestanding appliances. With the potential to extend (STPP), this space could be transformed into a stunning open-plan kitchen/dining area. Completing the ground floor is a family bathroom, offering a bath with handheld shower, three-piece suite and linen cupboard, offering a great opportunity for modernisation. A staircase from the hallway leads down to the basement, providing an excellent bonus space that could serve as a home office, gym, or playroom with some refurbishment. On the first floor, a pretty arched stained-glass window brings light to the landing. There are two spacious double bedrooms both with original period fireplaces, as well as two single bedrooms, providing plenty of space for a growing family.

Outside

To the front, there is off-street parking for one car and a pathway leading to the rear garden. The West facing rear garden offers a blank canvas with a lawn, patio, and rear access to Vincent Gardens. A garden shed provides useful storage.

Parking

Howard Road benefits from resident parking permits via Mole Valley Council (£50 per year for the first car and £75 for the second – full details available on the council website).

Utilities

The property falls under Council Tax Band D. The property is serviced by mains sewerage, water, gas and electricity.

Location

Perfectly positioned in Dorking, the property is within easy reach of shops, restaurants, schools, and recreational facilities. Commuters benefit from three nearby railway stations – Dorking Main (services to Victoria and Waterloo in approx. 50 mins), Deepdene (Gatwick to Reading), and Dorking West. The M25 is just seven miles away, accessible via the A24 or A25. The surrounding area is renowned for its outstanding countryside, including Ranmore and Box Hill (National Trust), ideal for walking and cycling enthusiasts. Denbies Vineyard, England's largest vineyard, is also nearby and offers stunning views.

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.





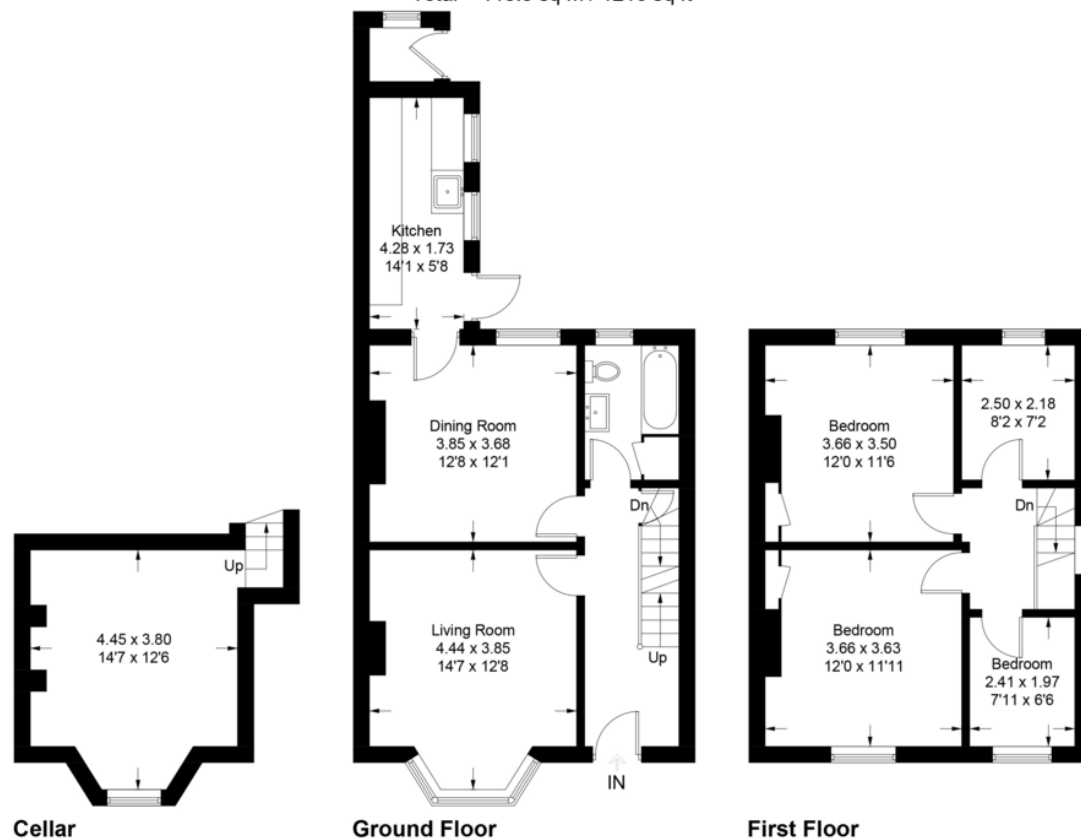
Howard Road, RH4

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

Cellar = 16.4 sq m / 176 sq ft

External Store = 1.3 sq m / 14 sq ft

Total = 113.0 sq m / 1216 sq ft



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. (ID1238888)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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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