



## Vincent Gardens

Dorking

**OIEO £575,000**

### Property Features

- BEAUTIFULLY PRESENTED TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- 1256 SQ FT OVER THREE FLOORS
- PRETTY LANDSCAPED GARDEN
- ALLOCATED PARKING FOR TWO CARS
- PRIVATE GATED DEVELOPMENT
- CLOSE TO HIGHLY REGARDED PRIMARY & SECONDARY SCHOOLS
- 16FT SITTING/DINING ROOM WITH FRENCH DOORS TO GARDEN
- SHORT WALK TO THE HIGH STREET
- SHORT WALK TO MEADOWBANK PARK AND TRAIN STATIONS



# Full Description

**\*NO ONWARD CHAIN\*** A beautifully presented four-bedroom town house, offering 1256 sq ft set over three floors, delightful, landscaped garden and off-road parking for two cars. This superb family home offers a perfect blend of modern interiors and private outdoor space, moments from the bustling high street, highly regarded primary and secondary schools as well as Meadowbank Park and mainline train stations. This property must be viewed to be fully appreciated.

Internally, the property begins in the central hallway which leads to all key rooms and useful W/C with sink. The front aspect kitchen is bright and stylish, fitted with contemporary shaker-style units, a sleek worktop and fully integrated appliances, making it both functional and practical. The spacious living/dining room offers an inviting and versatile layout with ample space for both lounge furniture and a full dining set. Natural light pours in through the large windows, enhancing the feeling of openness and warmth with French doors leading directly out to the garden, making it an ideal space for entertaining. Stairs rise to the first floor landing which houses a useful linen closet and two well-proportioned double bedrooms, each 15ft in size, both serviced by an ensuite shower room with jack and jill doors. Stairs rise to the second floor where there are two further double bedrooms, each with plenty of space for additional furniture and wonderful views out. Finishing off this floor is the modern family bathroom, fitted with a white suite including bath and hand held shower.

## Outside

One of the standout features to this property is the delightful private garden which has been hard landscaped for clever low maintenance, with a lawned section, attractive planting and a garden shed, all enclosed by fencing for privacy. Accessed via the garden there are two allocated parking spaces which is a valuable and sought-after feature for any centrally located property.

Additional benefits include solar PV panels as well as acoustic glass which has been fitted to each of the front facing windows. There is a service charge of £420 per year for the maintenance of the road and outside lighting.

## Council Tax & Utilities

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

## Location

Vincent Road is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15-minute 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 Pauls and St Martins 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.

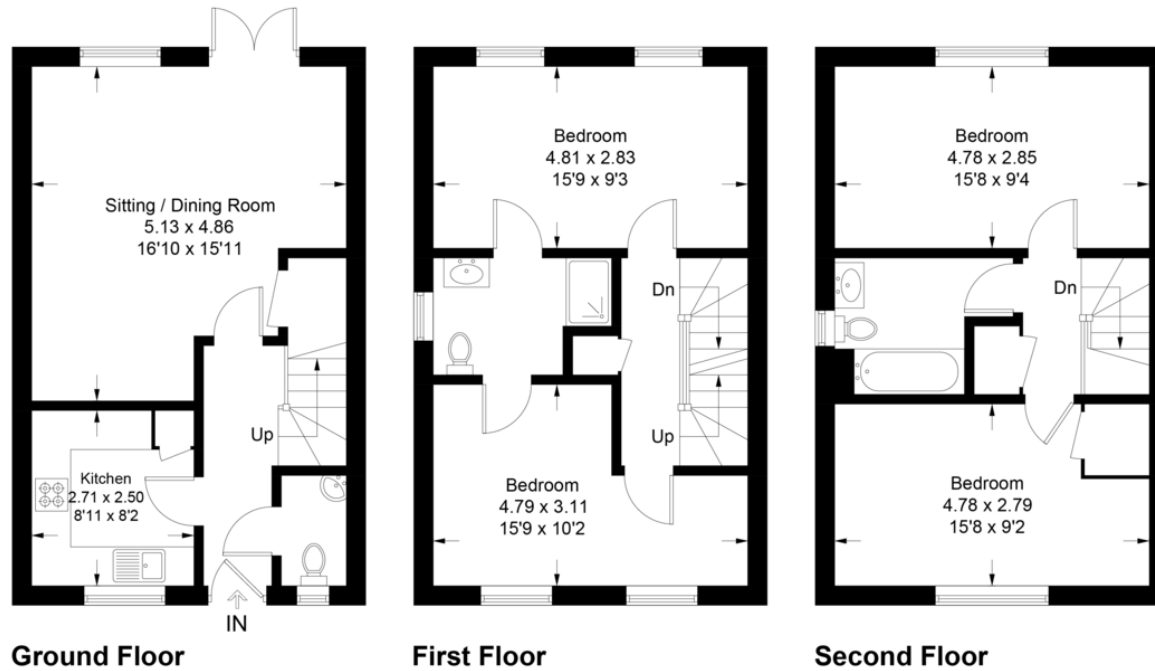
**VIEWING** - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.  
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise 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.







Approximate Gross Internal Area = 116.7 sq m / 1256 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 decisions reliant upon them. (ID1123657)  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX BAND

E

#### TENURE

Freehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

www.seymours-estates.co.uk  
sales@seymours-dorking.co.uk  
01306 776674

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