



**Parkway, Dorking RH4 1ET**



**welcome to**  
**Parkway, Dorking**

On the approach to the house, you have off road parking for two cars.

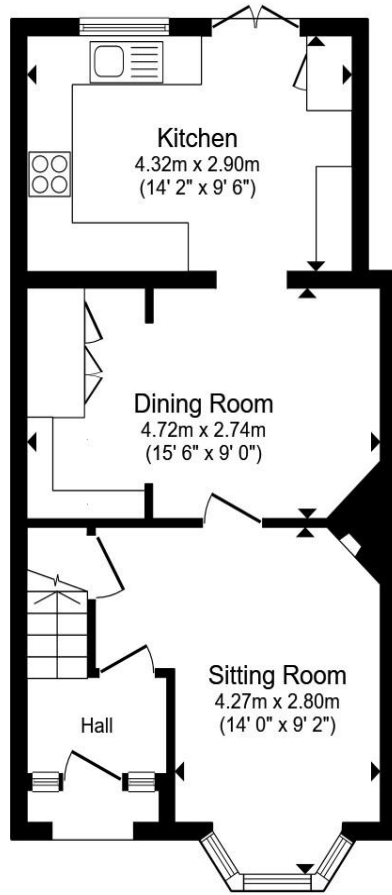
You are welcomed into an entrance hall with stairs rising and door to lounge.

The lounge has a cosy feel with a log burning fire and a large bay window.

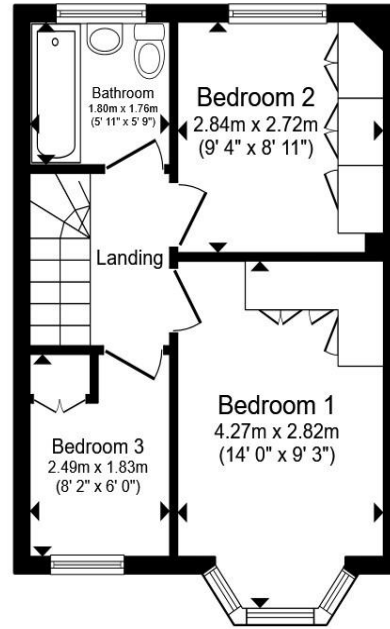
Flowing through to the back you have the original kitchen/dining room that has been opened to a larger rear single storey extension. This creates a large amount of space and has scope for future families to potentially add a downstairs W/C or change to a modern heart to the home. The kitchen opens to a large timber decked area stepping down to lawned gardens. There is a rear access gate and plenty of space for the greener fingered to work their magic. To the rear boundary there is a garden workshop/shed and a music room/study measuring a noteworthy 13 x 13ft. This is powered and insulated making it a handy addition to the family space.

Upstairs you have a traditional family bathroom, two doubles and one single bedroom.

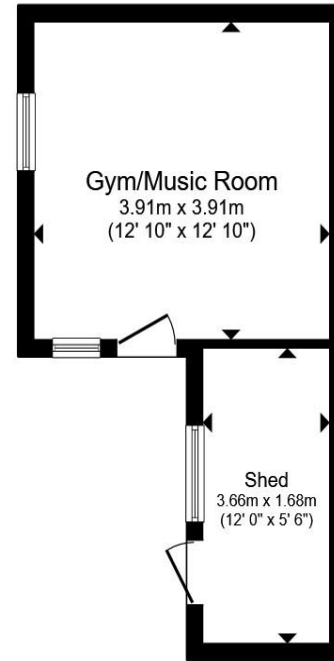




**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 98.1 m<sup>2</sup> (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Parkway, Dorking

- An extended three bedroom family home located next to Dorking town centre within 10/15 minutes walk of both Railway stations.
- Formal lounge with bayed window and log burner
- Large extended kitchen/dining room opening onto timber decked area overlooking gardens
- Rear gardens with large insulated and powered Outhouse', currently used as a Gym/Music room.
- Two traditional double bedroom + one single and family bathroom.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £550,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK102174](https://www.barnardmarcus.co.uk/Property/DRK102174)



Property Ref:  
DRK102174 - 0008

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