



Norfolk Road

Dorking

**Guide Price £650,000**

## Property Features

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- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- 1796 SQ FT ACROSS THREE FLOORS
- LARGE FITTED KITCHEN
- OPEN PLAN LIVING / DINING ROOM
- STYLISH BATHROOM
- IMPRESSIVE LOFT ROOM WHICH COULD BE CONVERTED INTO TWO ROOMS
- CLOSE TO MEADOWBANK PARK & THE HIGH STREET
- FRONT & REAR GARDENS



# Full Description

**\*NO ONWARD CHAIN\*** A well-presented, three double bedroom terraced home, ideally positioned in the heart of Dorking, just a short stroll from local amenities, Meadowbank Park and the mainline train stations. Arranged over three floors, this charming property also benefits from a delightful garden and a substantial loft room, offering excellent potential to create a fourth bedroom if desired.

The property opens into a spacious and welcoming hallway, providing access to all principal rooms. At the front of the home is a bright and airy open-plan living/dining room, featuring a dual aspect that fills the space with natural light. There is ample room for a comfortable seating area as well as a generous dining space, with pleasant views overlooking the garden. From the hallway, a short flight of steps leads down to the well-appointed kitchen, fitted with a range of units, worktops, integrated appliances and space for additional white goods. A door opens into a generously sized lean-to, a wonderfully bright and versatile space with direct access to the garden. On the first floor, there is a large linen cupboard and a separate W/C. Two well-proportioned double bedrooms can also be found on this level, both offering plenty of space for additional furnishings. The family bathroom offers a full-size bath and separate shower, ideal for growing families. Stairs rise to the second floor, where the impressive third bedroom occupies the entire level. Exceptional in size, this room offers flexibility and could be reconfigured into two bedrooms or add an en suite STPP.

## Outside

To the front is a low maintenance garden with gated access to the front door. The rear garden is a wonderful space, with a mix of both patio and lawn, fully fence enclosed with raised beds creating providing seasonal colour. A shed at the rear provides excellent storage.

## 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

Norfolk 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.





# Norfolk Road, RH4

Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft



Ground Floor

First Floor

Second 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. (ID1288460)



## 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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

Cummins House, 62 South Street, Dorking,  
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