

42 Chalkpit Lane, Dorking, Surrey, RH4 1EY

Guide Price £449,950









- THREE BEDROOMS
- PRIME LOCATION
- GARAGE
- POTENTIAL TO EXTEND STPP
- CLOSE TO MAINLINE STATION
- SEMI DETACHED HOME
- FRONT AND REAR GADENS
- OPEN PLAN RECEPTION ROOM
- FAR REACHING VIEWS
- NO ONWARD CHAIN

Description

Located in Chalkpit Lane, Dorking, this semi-detached house offers an excellent opportunity to create a home tailored to your own style. Owned by the same family for 60 years, the property offers scope for modernisation, with a flexible layout and plenty of potential.

The first floor comprises three bedrooms, including two of good proportions and a smaller third bedroom, together with a recently refurbished, contemporary shower room. On the ground floor, the removal of the dividing wall between the reception and dining rooms has created an open-plan living and dining space, offering a versatile setting for everyday living and entertaining. The kitchen is conveniently positioned off the dining area at the rear of the property, with views over the enclosed garden.

The rear garden is mainly laid to lawn and benefits from side access, providing space for outdoor dining, gardening and family activities. A separate garage to the rear of the property provides useful additional storage or parking and is approached from Parkway.

Conveniently located within easy reach of Dorking town centre, with its range of shops, cafés and amenities, the property is also well placed for the town's train stations. With its open-plan ground-floor accommodation, recently refurbished shower room and scope for further improvement, this property presents an appealing opportunity for buyers looking to modernise and create a home to suit their own requirements.
N.B the grant of probate is yet to be issued.

Situation

Dorking is a friendly and bustling market town, situated in the heart of the Surrey Hills and the North Downs way. The High Street is full of local, independent stores as well as national supermarkets including Waitrose, Sainsbury's and Marks & Spencer.
In and around the town there are several excellent state schools, including St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school, and secondary education with the Ashcombe and the Priory C of E. There is also an excellent range of private schools within the area including Downsend School, St. Johns at Leatherhead, RGS Surrey Hills in Mickleham, and The City of London Freemen's School in Ashtead. Within the general vicinity are many golf courses including the championship golf course at Walton Heath, the RAC Country Club at Epsom and the private members course at Beaverbrook near Leatherhead.
The countryside surrounding Dorking, part of the Surrey Hills AONB, is some of the most stunning that the UK has to offer and can be reached within minutes from the town. On its doorstep is the famous Box Hill, the stunning landscapes and woodlands of Leith Hill, Norbury Park, Ranmore Common and Holmwood Common, and slightly further afield, the ancient woodlands of Abinger Roughs and Netley Park. Walkers can also enjoy the Deepdene Trail and the Mole Gap Trail.
Junction 9 of the M25 (approximately five miles) provides convenient access to the national motorway network. Gatwick and Heathrow airports are approximately twelve and twenty-five miles away respectively, by local roads or the M25, which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).
Situated on the outskirts of Dorking, is Denbie's Wine Estate, England's largest vineyard and the town itself is well-served for music and culture by the art deco Dorking Halls, home of the Leith Hill Music Festival, and for sports and leisure activities, by the Dorking Sports Centre. Dorking is served by three train stations enabling easy access to London.

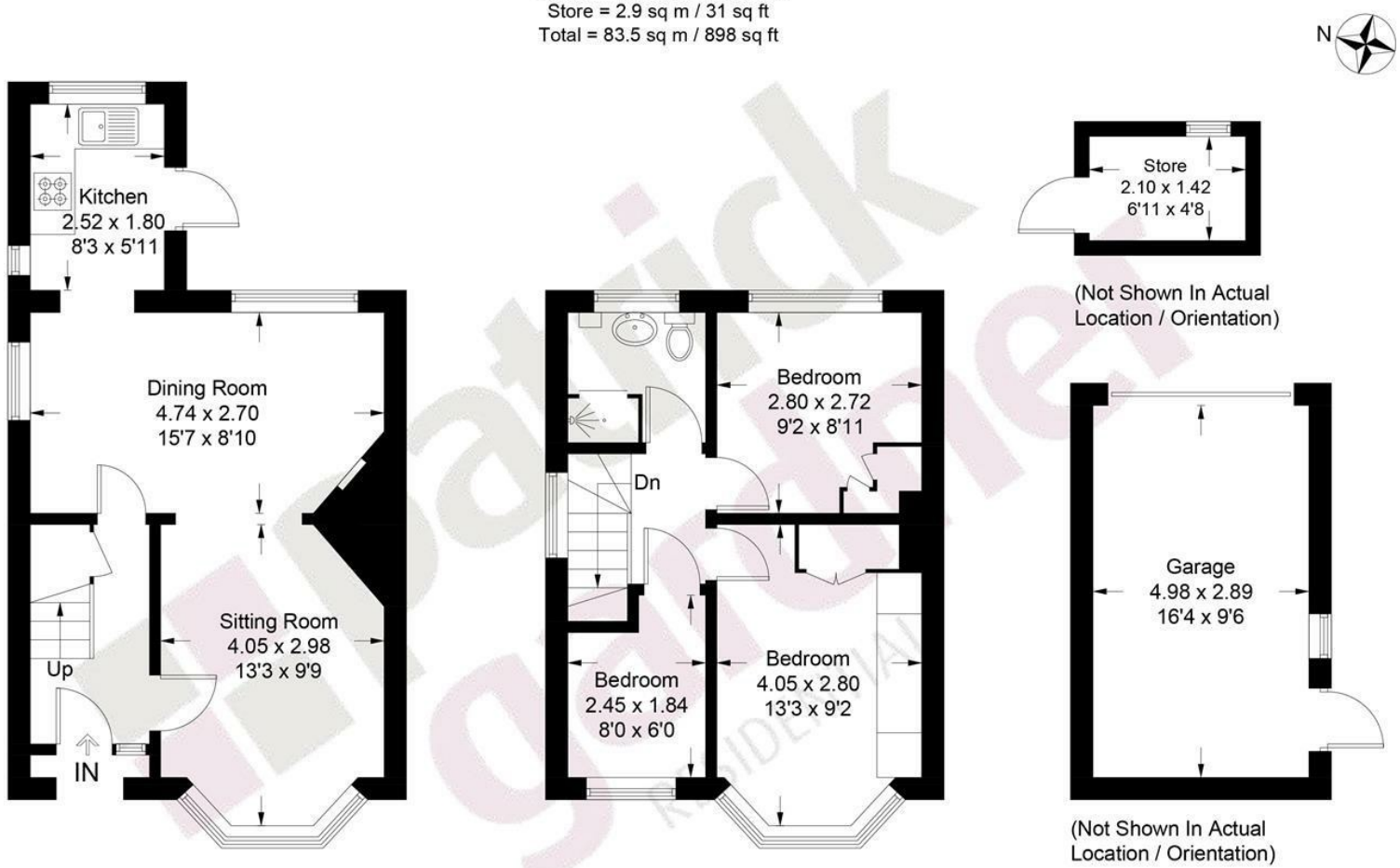
Tenure	Freehold
EPC	D
Council Tax Band	D







Approximate Gross Internal Area = 66.0 sq m / 710 sq ft
Garage = 14.6 sq m / 157 sq ft
Store = 2.9 sq m / 31 sq ft
Total = 83.5 sq m / 898 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. (ID1344168)

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