



Dene Street Gardens

Dorking

Offers In Excess Of £475,000

Property Features

- MID TERRACE PERIOD HOME
- TWO DOUBLE BEDROOMS
- 12 FT LIVING ROOM WITH FIREPLACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERIOD FEATURES
- DOWNSTAIRS SHOWER ROOM & 1ST FLOOR ENSUITE
- SHORT WALK TO HIGH STREET AND TRAIN STATIONS
- PRETTY REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

A charming two double bedroom period home, rich in character and beautifully arranged over two floors, offering a blend of original features and practical modern living. Perfectly located on a quiet private road close to Dorking High Street, mainline train stations and leisure facilities.

The property begins in the lounge, which welcomes you with its original stripped wooden floors and an attractive feature fireplace, creating a warm and inviting atmosphere. Moving through to the dining room, you will find another generous reception space complete with a striking brick fireplace, sash window overlooking the garden, and a useful under stairs cupboard. Decorative panelling enhances the period feel and flows seamlessly through to the kitchen. The kitchen is fitted with shaker-style units and solid wooden worktops, providing both style and durability, with ample space for freestanding appliances. Just off the kitchen is the first of two bathrooms, a well-proportioned shower room, fully tiled and finished with a white suite.

Upstairs, there are two generous double bedrooms, the principal bedroom is a particularly tranquil retreat, boasting elegant panelling, lovely garden views and far-reaching outlooks towards the Church steeple and Ranmore. It is complemented by a spacious en-suite bathroom with both a separate bath and shower, fully tiled for a practical finish. The second bedroom is another comfortable double, benefitting from built-in storage and pretty outlooks along with a feature fireplace which adds to the cosy and characterful ambience.

Externally, the property enjoys a small courtyard garden to the front, while the low-maintenance rear garden offers a patio area directly off the kitchen, an expanse of lawn and a pathway leading to the rear gate. This provides convenient access onto a footpath that leads straight into the town centre. A garden shed offers excellent storage for bicycles and outdoor equipment.

A delightful period home in a highly convenient location, perfectly suited for those seeking character, comfort and easy access to local amenities.

Council Tax & Utilities

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

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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.





Dene St. Gardens, RH4

Approximate Gross Internal Area
76.0 sq m / 824 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. (ID1274232)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

