28 Marley Rise, Dorking, RH4 3DY

Offers In Excess Of £650,000

- MODERN FAMILY HOME
- 1,411 SQ FT OF ACCOMMODATION
- DRIVEWAY PARKING
- PRIVATE CUL DE SAC
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- SITTING/DINING ROOM
- WEST FACING GARDEN
- ENSUITE BEDROOM

Description

This superbly presented three-bedroom family home offers bright and spacious accommodation arranged over three floors. Situated in a private residential cul de sac on the outskirts of Dorking, further benefits include a west facing rear garden, backing onto woodland. A modern kitchen/breakfast room with utility and three generous bedrooms.

The accommodation comprises of an entrance hall that provides access to all principle rooms. The open plan sitting/dining room (23'6 x 13'3) offers an adaptable space with a separate home office to the front. The owners have recently extended the property to create a fantastic modern kitchen/breakfast room that includes a vast selection of base units with matching eye level cupboards, integrated Siemens appliances, quartz work surfaces and underfloor heating. There is also a large central island and bi-folding doors that lead out to the rear terrace. The side elevation was also extended to provide a useful utility room.

The first floor consists of two double bedrooms with varying aspects. Bedroom two includes built in wardrobes and an ensuite shower room. There is also a family bathroom. The top floor is currently arranged as the master suite (24'2 x 9'7) with double aspect views and built-in cupboards.

Externally, to the front is a landscaped front garden and driveway parking for numerous vehicles. To the rear is a west facing garden extending to approx. 60ft and mainly laid to lawn with a generous patio area providing a great place to entertain.
There is a service charge payable, the previous six months was £400

Situation

Marley Rise is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants and coffee shops. There are also a number of popular gastro pubs.
The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.
There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.
To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.
Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Freehold
EPC	C
Council Tax Band	F

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 131.1 sq m / 1411 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 decisions reliant upon them. (ID1045693)

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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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