



Glebe Road

Dorking

Offers In Excess Of £725,000

Property Features

- NO ONWARD CHAIN
- LINK DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING & SINGLE GARAGE
- SHORT WALK TO DORKING HIGH STREET
- POTENTIAL TO UPDATE & EXTEND STPP
- IMPRESSIVE REAR GARDEN
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO MAINLINE TRAIN STATIONS



Full Description

NO ONWARD CHAIN A charming three-bedroom, link-detached home with scope for modernisation and extension (STPP), ideally located on the sought-after Glebe Road in Dorking. Offering flexible living spaces, a generous rear garden and driveway with single garage.

Positioned within walking distance of Dorking's excellent amenities including top-rated schools, the High Street, mainline stations and the stunning Surrey Hills countryside this property combines convenience with excellent potential.

The home begins with a practical porch that opens into a generous entrance hall, offering access to all ground floor rooms, a cloakroom, and handy storage for coats and shoes. The kitchen is fitted with a range of base and eye-level units, pantry storage and space for freestanding appliances, with a side door providing external access. To the right of the hallway is the bright and spacious living room, measuring an impressive 16 x 12 ft, featuring a charming fireplace and large windows that fill the room with natural light. This opens into the dining room, which comfortably accommodates a table and chairs and offers direct access to the rear garden through sliding patio doors. Beyond the dining room, a small corridor leads to a convenient utility room, two floor to ceiling storage cupboards and access to the garage. The third bedroom sits at the rear, overlooking the pretty garden and features floor-to-ceiling storage.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms. The main bedroom is an impressive 15'3 x 14'5 ft which includes wall to wall built-in storage, a vanity unit and space for additional furniture. The second bedroom also benefits from built-in storage and a vanity area with views over the garden as well as a shower cubicle for added convenience. Both bedrooms are spacious enough to allow for reconfiguration, potentially adding an en suite if desired. The family bathroom has been fitted with a bath and overhead shower, offering the potential to modernise.

Outside

The front garden is neatly landscaped with a path to the entrance and side access to the rear. There is driveway parking which leads to the single garage. The generous back garden is a standout feature, boasting a wide patio and lawn area ideal for outdoor dining and entertaining. Mature trees, shrubs, and well-stocked flowerbeds enhance the sense of privacy and charm.

Council Tax & Utilities

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

Location

Glebe Road is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute walkaway 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 (11 minute walkaway) and The Priory at secondary level and St Paul's and St Martin's 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 norther outskirts of Dorking.

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.





Glebe Road, RH4

Approximate Gross Internal Area = 149.3 sq m / 1607 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. (ID1200498)



CONTACT

Cummins House, 62 South Street, Dorking,
Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District

EPC TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

