Goodwyns Lodge Horsham Road, Dorking, RH4 2HH

Price Guide £575,000

- RARELY AVAILABLE DETACHED HOUSE
- EDGE OF DORKING TOWN LOCATION
- SEPARATE SITTING ROOM
- LARGE SOUTH WEST REAR GARDEN
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- GENEROUS KITCHEN/DINING ROOM
- FIRST FLOOR BATHROOM
- SIDE VEHICULAR ACCESS
- POTENTIAL TO UPDATE FURTHER

Description

This attractive three-bedroom detached property is offered to the market with no onward chain. Conveniently located on the edge of Dorking Town, further benefits include a large private garden, off-street parking with bright and spacious accommodation.

A Mole Valley planning application (MO/92/0670) was granted in 1992 to erect one single dwelling.

The front door is accessed from the side of the property and leads you into an entrance hall with a ground floor WC. A generously sized kitchen/dining room (19'3 x 16'9) sits to the front of the property providing a flexible open plan space to form the heart of this family home. There is a selection of base units and matching eye-level cupboards. A separate double-aspect sitting room is situated to the rear of the property enjoying views over the garden.
The first floor comprises of three double bedrooms with varying aspects and a family bathroom.

Externally, the garden is deceptively spacious with mature hedges, border planting, lawn and a further substantial area of secluded garden. There is driveway parking with side access leading up to an open garage area.
With the potential to update further, this rarely available property offers any buyers the opportunity to create something quite special and transform it into their dream home.

Situation

This three-bedroom detached home sits comfortably within a popular and well-established residential area sitting on the edge of the popular Dorking Town.

Local amenities are also close by in North Holmwood Village which has a local Morrison's, including a Post Office Counter. The Church of St. Johns, the green with pond, GP Surgery and Village Hall are also close by.

Dorking Town Centre is within easy reach just over a mile away, offering a well-regarded selection of local and national shops, restaurants and pubs, along with a selection of highly regarded schools.
Dorking Halls is located within the High Street and offers cultural entertainment including a theatre, cinema and adjoining sports centre.

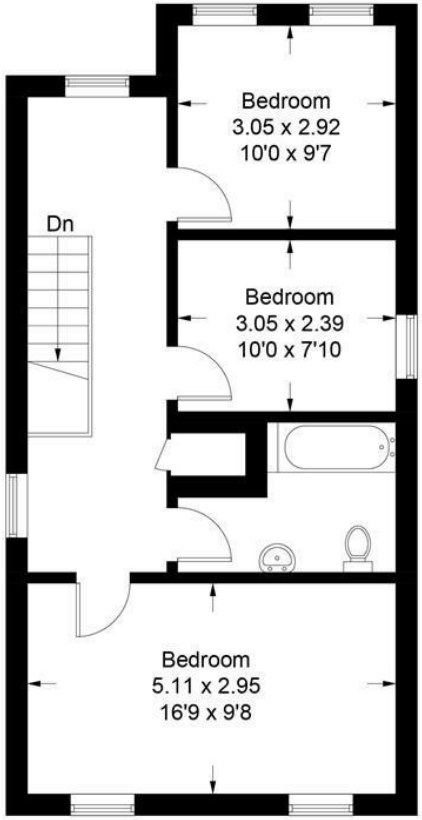
Dorking Mainline & Deepdene Stations are located to the North of the Town Centre with regular services to London, the South Coast, Redhill, Gatwick, Guildford and beyond.

The M25 is easily accessed at Junctions 8 & 9, Reigate & Leatherhead.

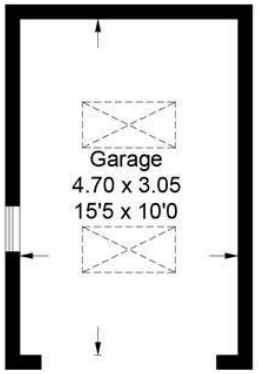
Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 124.2 sq m / 1337 sq ft

Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1090462)

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