STONE

Deepdene Avenue RH5

£570,000

"At Stone, we're passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes."

The Stone Family

There is something wonderfully uplifting about a home that simply feels right from the moment you step inside.

Set on the periphery of Dorking town centre, this beautifully presented two-bedroom home combines contemporary style with an effortless sense of comfort, creating a place where everyday living feels both easy and inspiring.

The journey begins with a generous entrance hall that immediately sets the tone. Thoughtfully designed cloak storage, a useful utility cupboard and a downstairs cloakroom ensure that practicality sits seamlessly alongside style. Beyond, the house opens beautifully into a light-filled living space that feels every bit the heart of the home.

A striking skylight draws daylight deep into the property, while wide double doors frame enchanting views of the garden beyond. The result is a wonderfully bright lounge / dining room that feels equally suited to relaxed mornings with a coffee as it does to lively gatherings with family and friends. There is an undeniable sense of calm here; a welcoming atmosphere that encourages you to slow down, unwind and enjoy the surroundings.

To the front of the property, the modern fitted kitchen has been thoughtfully designed with both functionality and aesthetics in mind, offering an attractive and practical space for day-to-day cooking.

The rear of the home is where the property truly shines. Double doors invite the garden into everyday life, creating a seamless connection between inside and out. Unusually for a property so close to Dorking town centre, the garden is remarkably generous in size and beautifully established. Carefully planned seating areas allow you to follow the sun throughout the day, whether enjoying a quiet morning coffee, an afternoon with a book or evening drinks with friends.

Steps rise to a beautifully maintained lawn bordered by mature planting, where seasonal colours bring interest and character throughout the year. The garden feels wonderfully private and surprisingly tranquil; a genuine retreat from the pace of modern life. A useful shed and rear access provide valuable practicality, making garden maintenance, bin storage and day-to-day living refreshingly straightforward.

Upstairs, two generous double bedrooms continue the home's sense of space and comfort. The principal bedroom benefits from its own en-suite shower room, while the rear bedroom enjoys delightful views across the garden, offering a peaceful outlook to wake up to each morning. Completing the picture is off-road parking, adding further convenience to this exceptionally well-rounded home.

BOSCH

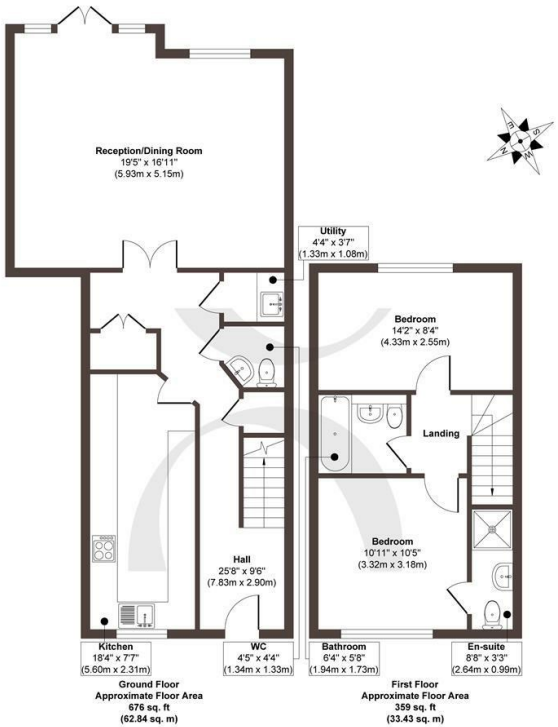
Ninja
BOSCH

One of the property's greatest strengths is its enviable position. Deepdene Avenue places you within easy walking distance of Dorking's vibrant town centre, allowing you to leave the car at home and fully embrace the lifestyle that makes this Surrey market town so desirable. Picture a leisurely Saturday morning stroll into town for coffee, browsing independent boutiques and artisan shops before perhaps catching a matinee at Dorking Halls or enjoying an evening film at the cinema before wandering home.

For commuters, the location is exceptionally well connected. Both Dorking Main and Dorking Deepdene stations are within easy reach, providing convenient links to London and surrounding areas. The nearby A24 and A25 offer excellent road connections both north towards the capital and south towards the coast, making the property particularly attractive for those balancing work, leisure and family life.

Nature lovers will appreciate having the Deepdene Trail quite literally on the doorstep, providing beautiful walks through historic landscapes and access to some of Surrey's most celebrated countryside. From woodland walks and scenic viewpoints to the wider Surrey Hills Area of Outstanding Natural Beauty, outdoor adventures are never far away. Combined with highly regarded local schools, nearby medical facilities, gyms, sports clubs and everyday amenities, this location offers a rare blend of convenience, connectivity and quality of life that continues to draw people to Dorking year after year.

ACQUA
PARMA



Approx. Gross Internal Floor Area 1035 sq. ft / 96.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The *Details*

- *Beautifully presented turnkey home requiring little more than moving in and enjoying*
- *Two generous double bedrooms, offering comfortable and versatile accommodation*
- *Principal bedroom with modern en-suite shower room*
- *Stunning rear garden with mature planting, lawn and multiple seating areas to enjoy throughout the day*
- *Bright and spacious lounge/dining room featuring a skylight and double doors opening onto the garden*
- *Contemporary fitted kitchen with a modern finish and practical layout*
- *Useful utility cupboard and excellent built-in storage to help keep the home organised and clutter-free*
- *Off-road parking*
- *Conveniently positioned within walking distance of Dorking town centre and local stations*
- *Offered to the market with no onward chain*

Energy Performance Certificate (EPC)

Council Tax Band

E

STONE

Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved