



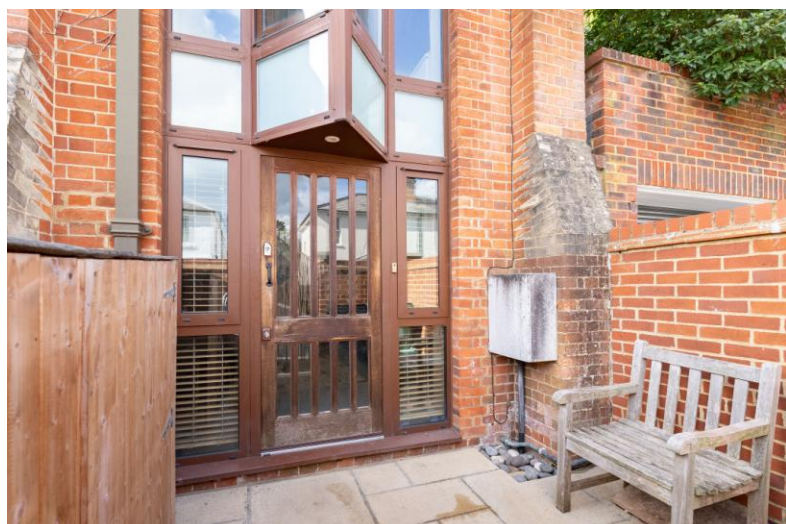
## St Paul's Hall, 84 Falkland Road

Offers in excess of £300,000

EPC Rating '76'

- ONE DOUBLE BEDROOM VICTORIAN HOUSE
- 22FT LIVING/DINING ROOM LEADING TO PRIVATE PATIO
- TOWN CENTRE LOCATION
- FIRST FLOOR BATHROOM
- WELL PRESENTED THROUGHOUT
- 552SQ FT IN TOTAL ACROSS TWO FLOORS
- SHORT WALK TO HIGH STREET AND TRAIN STATIONS
- PRIVATE WEST FACING TERRACE

- SOUGHT AFTER LOCATION
- FREEHOLD



A beautifully presented one double bedroom Victorian mews style house, offering stylish interiors, generous living space and two private outside seating areas. With unique curb appeal and a convenient town location, this stylish property is perfect for first-time buyers or downsizers alike, with easy access to local amenities, public transport links and nearby green spaces.

The ground floor features a bright and welcoming living/dining room, 22ft in total, with a neutral décor, plush carpeting, and space for both a large sofa and dining area. A patio leading off the room provides private access but also a lovely space connecting inside and outside living. The living room flows seamlessly into a modern kitchen, fitted with a range of cream cabinetry, integrated oven and gas hob, plentiful worktop space and room for freestanding appliances.

Upstairs, the property offers a landing area which leads to a West facing terraced area and benefits from a built-in linen closet. The well-proportioned double bedroom offers plenty of space for your furniture as well as a large window overlooking the front, making it lovely and light. The bathroom completes the first floor with a white three-piece suite including a bath and overhead shower. The property also benefits from a useful loft area, which is boarded and fitted with a Velux window, providing excellent additional storage.

#### Outside

The property enjoys two private outdoor spaces, a ground floor patio as well as a private West facing roof terrace, ideal for enjoying the evening sun.

#### Council Tax & Utilities

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

#### Location

Falkland Yard 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 proximity (0.9 miles), just a short 19 minute walk away 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 walk) and The Priory (15 minute walk) 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 northern outskirts of Dorking.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

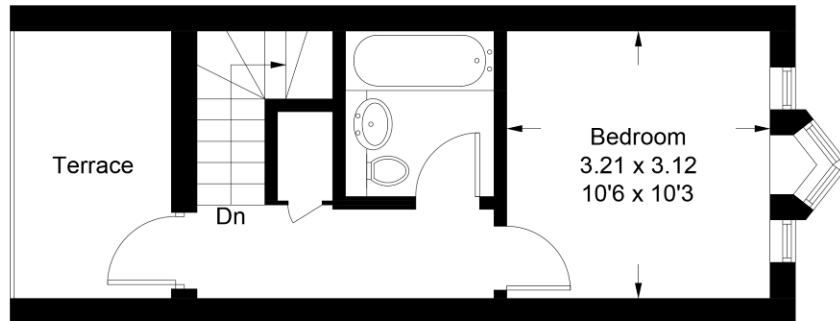
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional.





## St Pauls Hall, RH4

Approximate Gross Internal Area = 51.3 sq m / 552 sq ft



**First Floor**



**Ground 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 any decisions reliant upon them. (ID1244062)

Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	76 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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