



Harrow Road West

Dorking

Offers In Excess Of £700,000

Property Features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING & FAMILY ROOM
LOOKING OUT TO GARDEN
- SHORT WALK TO DORKING TOWN CENTRE
- EXTRA FLEXIBLE RECEPTION ROOM
- SPACIOUS FAMILY BATHROOM
- CLOSE TO THE NOWER
- SOUTH FACING FRONT GARDEN WITH SUNNY COURTYARD
- BASEMENT/UTILITY ROOM THAT COULD BE CONVERTED
STPP
- DRIVEWAY PARKING FOR 1 CAR



Full Description

A well-presented and extended, semi-detached three-bedroom home offering a superb blend of character, space and modern family living, with a standout open-plan layout perfectly suited to today's lifestyle. The property also features front and rear gardens, off road parking, all within easy reach of Dorking High Street, mainline stations and wonderful surrounding countryside.

The property instantly impresses as you step inside the impressive L-shaped kitchen, dining and family space. The contemporary kitchen features sleek dark cabinetry, integrated appliances and tiled splashbacks, with a generous dining area in the middle which opens naturally into the tucked-away family zone beyond, creating a sociable yet cleverly zoned arrangement ideal for entertaining or relaxed everyday living. Large rear-facing windows flood the space with natural light and provide attractive views across the garden, while French doors lead directly outside. From the family area, a door gives access down to a basement/utility room, currently used for pantry storage and laundry appliances, and also offering direct access out to the garden, presenting exciting potential for conversion into a fully usable room if desired. To the front of the property sits a separate living room, enjoying a sunny southerly aspect and centred around a cosy log burner with warm solid oak flooring that continues throughout the entire ground floor for a seamless, connected feel.

Upstairs, there are two generous double bedrooms, both benefiting from sunny south-facing aspects. The principal bedroom includes fitted wardrobes, while the second double offers ample space for freestanding furniture. The third bedroom is a comfortable single overlooking the rear garden, ideal for a child's room, guest space or home office. The family bathroom is well-proportioned, perfectly suited to young families, featuring both a separate shower and bath along with a vanity unit for additional storage.

Externally, the property provides off-street parking for one car, with steps leading around the side to the front entrance. There is an area of gravel offering a low maintenance space, along with a sunken patio area which enjoys the Southernly aspect and provides the perfect spot for all year-round sun. The rear garden can be accessed directly from the driveway, as well as the kitchen and also via the basement/utility room. It begins with a raised decking area, stepping down to a patio and lawn, an excellent setup for outdoor dining and play. Altogether, this is a fantastic family home offering flexible living space, stylish finishes and a thoughtful layout that maximises light, flow and functionality throughout.

Council Tax & Utilities

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

Location

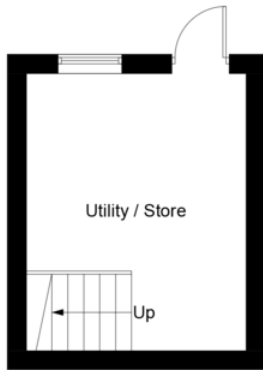
Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts several recreational facilities for both adults and children, with Dorking lawn tennis and squash club right on the doorstep. Meadowbank Park offers the chance for individuals and families to relax and unwind all year round with Dorking Wanderers Football Club stadium all within walking distance to the property. Dorking Halls frequently hosts an eclectic mixture of live events, cultural theatre and digital cinema and is conveniently located next to Dorking Sports Centre with facilities which include a state-of-the-art gym, sports hall, health suite, swimming pool as well as a café and creche. Only 21 miles from the bustle of London, Dorking is ideal for commuters, with this property within 3 miles from both Dorking Main and Dorking Deepdene station, which provide direct links to London Victoria and London Waterloo approx. 55 minutes away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Dorking is spoilt when it comes to stunning countryside and boasts The Nower, Leith Hill and Box Hill National Trusts, Ranmore Common and Denbies Wine Estate a stone's throw away, perfect for nature walks, dog walking, hiking and wildlife spotting.



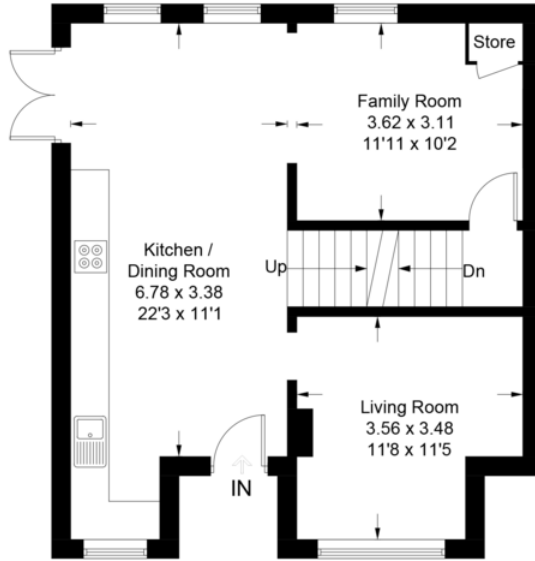


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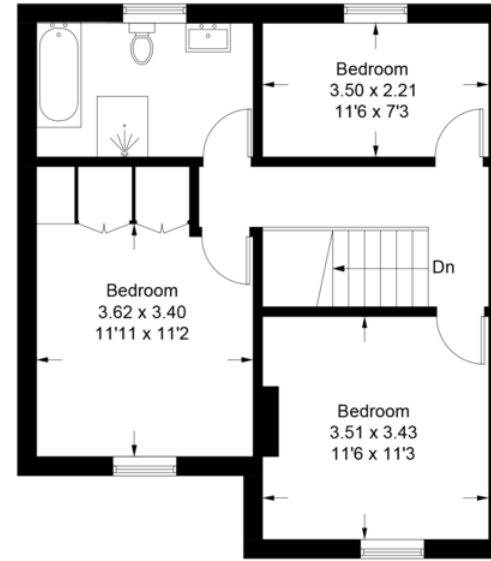
Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft



Lower Ground Floor



Ground Floor



First 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. (ID1273850)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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