



Myrtle Road

Dorking

Guide Price £475,000

Property Features

- THREE BEDROOMS
- WELL-PRESENTED THROUGHOUT
- DORKING TOWN CENTRE
- TWO RECEPTION ROOMS
- DETACHED GARDEN ROOM
- PERIOD FEATURES
- SHORT WALK TO HIGH STREET AND TRAIN STATIONS
- PRETTY WEST FACING GARDEN
- PERMIT PARKING
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A charming and well-presented three-bedroom home, rich in original period features, with a delightful west-facing garden and a detached garden room. Perfectly positioned in the heart of Dorking, the property is just a short walk from the town centre, mainline stations, highly regarded schools, and beautiful open countryside.

The property opens into a welcoming hallway, leading through to a bright front-aspect living room. This inviting space is filled with natural light and enhanced by a feature fireplace and original parquet flooring, adding warmth and character. To the rear, the dining room offers excellent versatility, with ample space for a dining table and French doors opening onto the garden. Currently arranged as a cosy family room, it provides a lovely outlook and a flexible living space. The kitchen has been thoughtfully designed as the heart of the home, with double doors opening out to the garden, the space enjoys plenty of natural light and features a range of base and wall units, generous worktop space and integrated appliances including an oven, dishwasher and fridge/freezer, along with space for a freestanding washing machine. French doors at the end of the kitchen further frame the garden and enhance the indoor-outdoor flow.

Completing the ground floor is a family bathroom, featuring a modern white suite with bath and electric wall-mounted shower, finished with tiling throughout.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom offers ample space for additional furniture and pleasant outlooks, while the second bedroom is another generous double. The third bedroom is a good-sized single, ideal as a child's room, guest room, or home office.

Outside

The property is approached via a pretty, wall-enclosed front garden with colourful planting and a pathway to the entrance. The west-facing rear garden is a standout feature, designed for low maintenance and enjoyment, with a decked area which leads off the dining room, as well as an area of patio. Fully enclosed by fencing, the garden offers a high degree of privacy, complemented by established shrubs.

Garden Room – 11'7 x 9'8 with both power and lighting sits at the bottom of the garden and offers a versatile space for remote working, as a studio or gym.

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

Location

Myrtle Road is in the centre of Dorking walking distance to everything the town offers. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

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

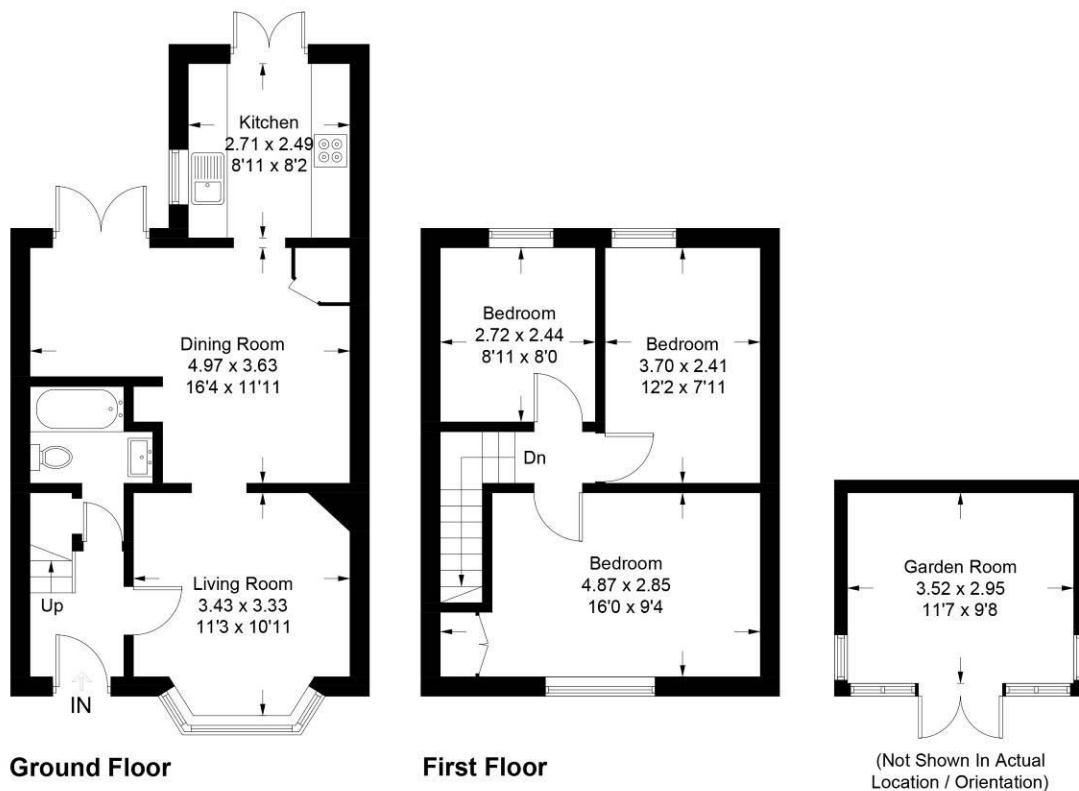
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Myrtle Road, RH4

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft
 Garden Room = 10.3 sq m / 111 sq ft
 Total = 84.9 sq m / 914 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. (ID1292032)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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