

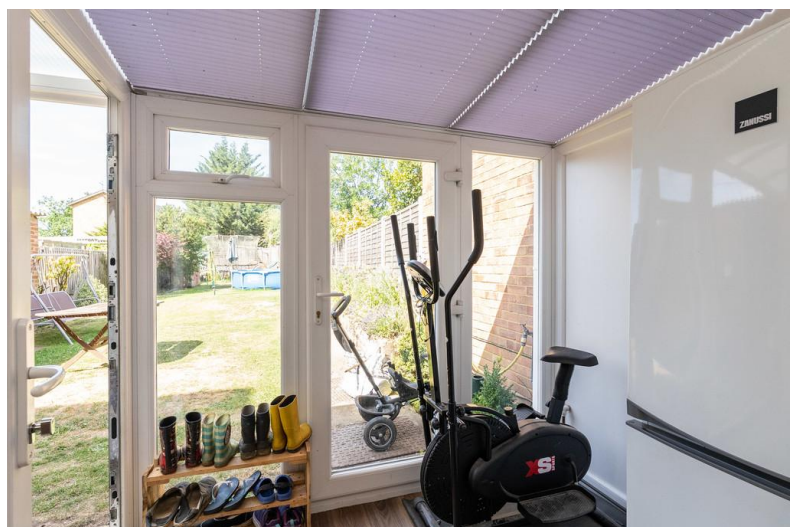


Stubs Hill, Dorking

Guide Price £425,000

EPC Rating '66'

- MID TERRACE THREE-BEDROOM HOUSE
- NO ONWARD CHAIN
- CONTEMPORARY KITCHEN
- DRIVEWAY PARKING FOR TWO CARS
- 21 FT LIVING/DINING ROOM WITH DOORS TO GARDEN
- CONSERVATORY
- FIRST FLOOR BATHROOM
- SHORT WALK TO SHOP & BUS STOP
- SHORT WALK TO DORKING TOWN CENTRE
- CLOSE TO MAINLINE TRAIN STATIONS



NO ONWARD CHAIN A well presented three-bedroom mid-terrace family home, offering driveway parking for two vehicles and a generous enclosed rear garden. Situated on the sought-after south side of Dorking, the property is within easy reach of the town centre, highly regarded schools and mainline train stations.

The accommodation is well balanced and arranged over two floors. The welcoming entrance porch leads into the hall way and through to an impressive 20'11 double-aspect living/dining room, flooded with natural light and featuring an attractive inset log-burning stove. French doors open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. The modern fitted kitchen has been finished with a comprehensive range of wall and base units, generous work surfaces and space for appliances. Beyond the kitchen is a useful conservatory, currently utilised as a utility and storage area, providing additional flexibility and direct access to the garden.

On the first floor, a spacious landing offers an ideal study area for those working from home. The principal bedroom is a generous front-aspect double with built-in wardrobes, while the second bedroom is another excellent-sized double, also benefiting from built-in storage. Bedroom three is currently arranged as a home office but would equally make an ideal nursery or child's bedroom, with useful over-stairs storage. The accommodation is completed by a stylish, modern family bathroom fitted with a white suite and separate shower enclosure. The loft is fully boarded and also insulated throughout.

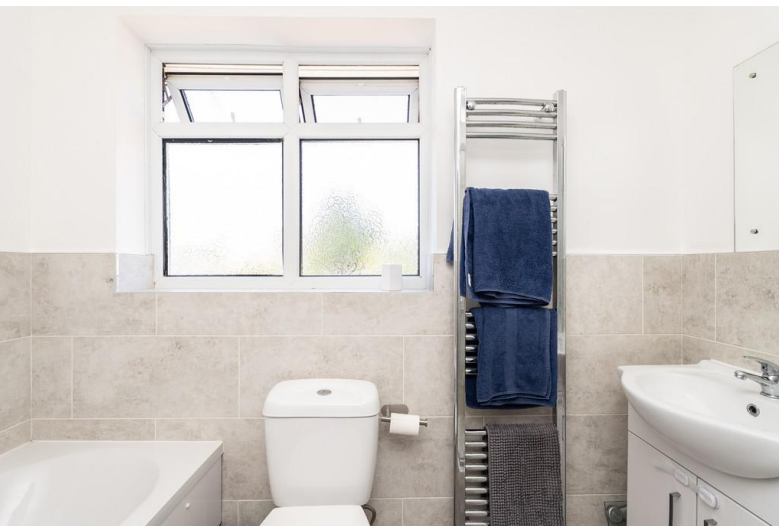
Outside, the front of the property provides off-road parking for two vehicles. The attractive rear garden is fully enclosed and has been thoughtfully landscaped, featuring a large patio ideal for outdoor dining which leads onto an extensive lawn bordered by established planting. Three brick-built storage cupboards provide excellent additional storage, one of which benefits from power.

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

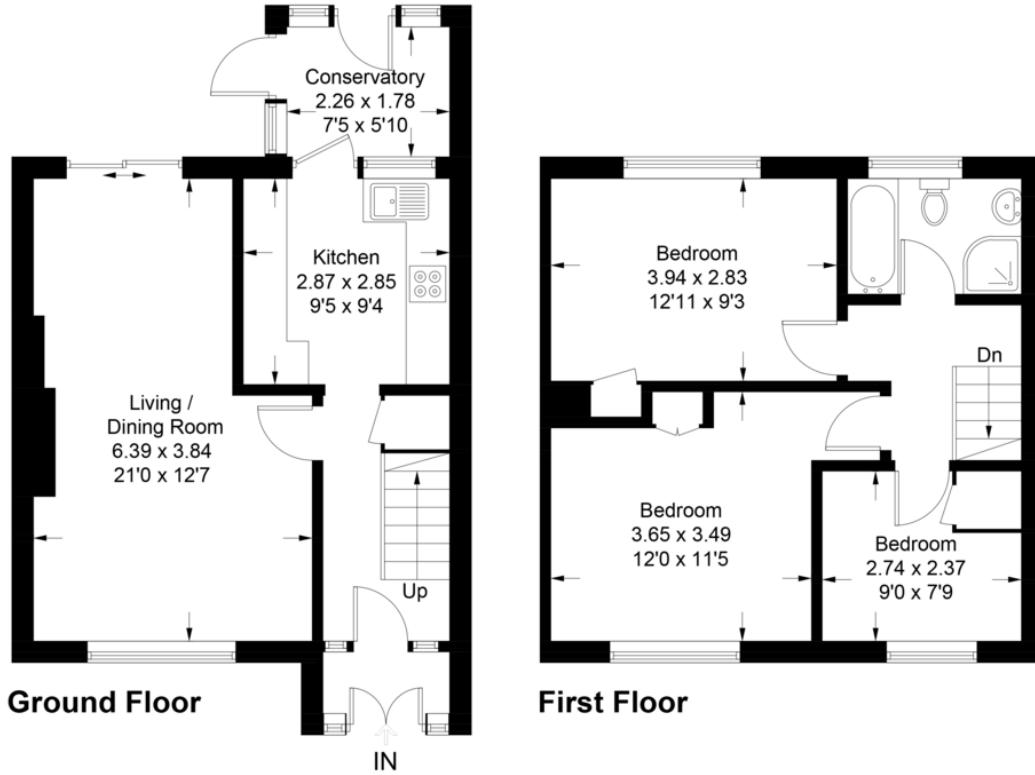
Stubs Hill is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding natural beauty including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts. Denbies Wine Estate (England's largest vineyard) is situated on the northern outskirts of Dorking.

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. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



Stubs Hill, RH4

Approximate Gross Internal Area = 85.5 sq m / 920 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. (ID1317944)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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