



31 Oak Ridge, Dorking, Surrey, RH4 2NY

Price Guide £400,000

**patrick
gardner**
RESIDENTIAL



- THREE BEDROOM HOME
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- SEMI DETACHED
- LARGE WEST FACING GARDEN
- CONSERVATORY
- OUTBUILDINGS
- FURTHER POTENTIAL TO EXTEND STPP

Description

This spacious semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three spacious bedrooms, this home is designed to offer comfort and practicality. The property features two reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this property is its generous west-facing garden, extending to approximately 70 feet. This outdoor space is ideal for gardening enthusiasts or those who simply wish to bask in the sun during the warmer months. The garden provides ample room for children to play or for hosting summer barbecues with friends and family.

Further benefits include driveway parking and various outbuildings. Additionally, the absence of an onward chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

Furthermore, this home offers exciting potential for extension, subject to the necessary planning consents. This flexibility allows you to tailor the property to your specific needs and preferences.

In summary, this semi-detached house in Oak Ridge is a wonderful opportunity to acquire a spacious family home with a lovely garden, ample parking, and the potential for further development. Do not miss the chance to make this property your own.



Situation

Situated within a mile and a half of Dorking town centre with its excellent range of shops and restaurants. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre and opposite is Anytime Fitness - a 24 hour fitness centre.

Within the vicinity are a highly regarded selection of schools with St Johns Primary School, St Pauls, The Ashcombe, The Priory and The Powell Corderoy all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles distant.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure

Freehold

EPC

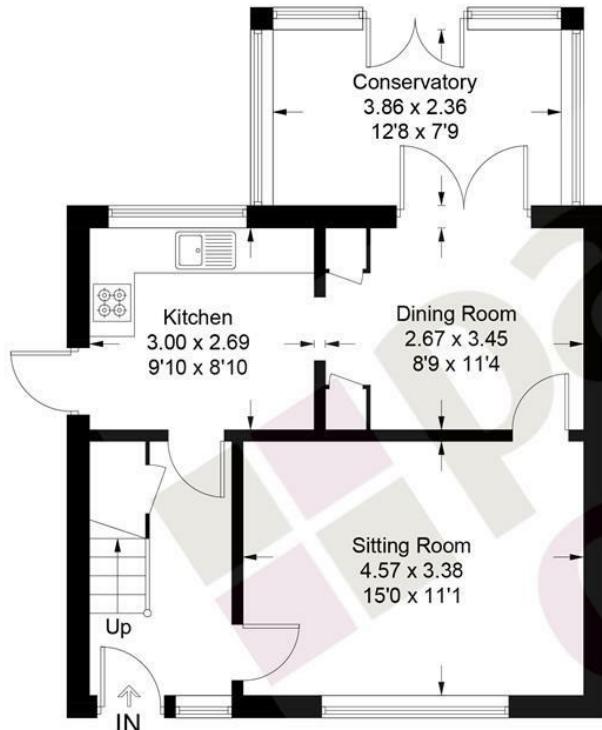
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Council Tax Band

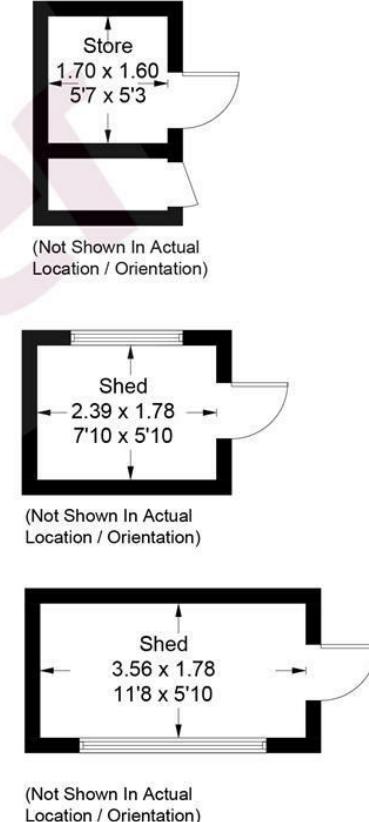
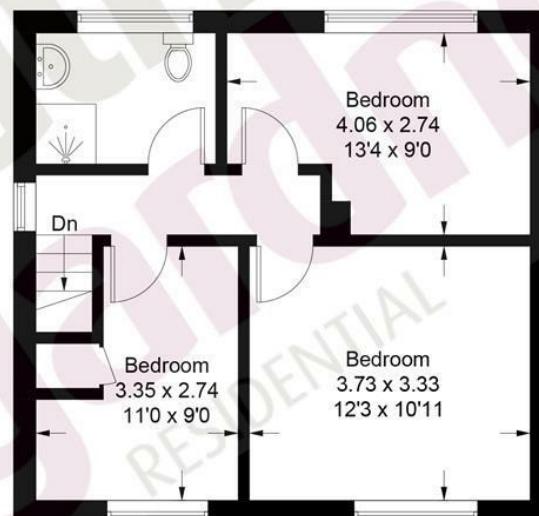
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Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Outbuildings = 14.5 sq m / 156 sq ft
Total = 107.7 sq m / 1159 sq ft



First Floor



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