



Price

£1,175,000

Freehold

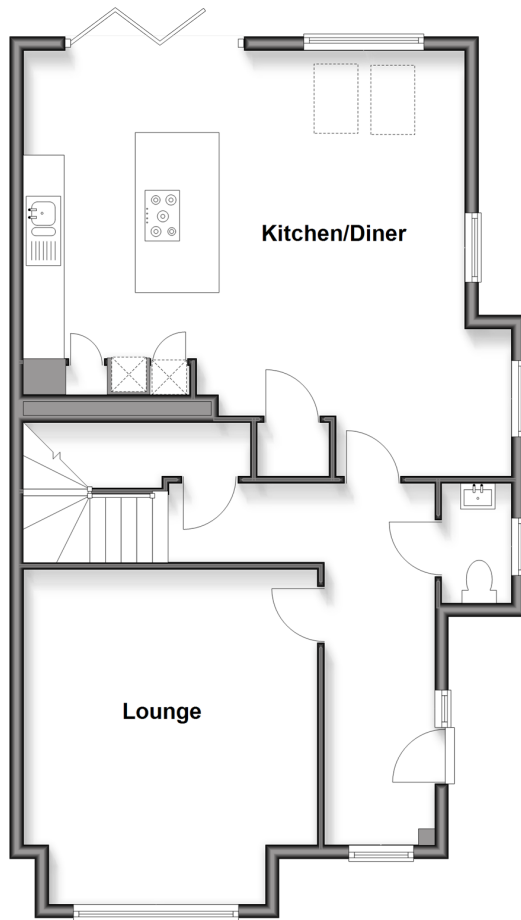
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**Upper Rose Hill,
Dorking, Surrey, RH4**

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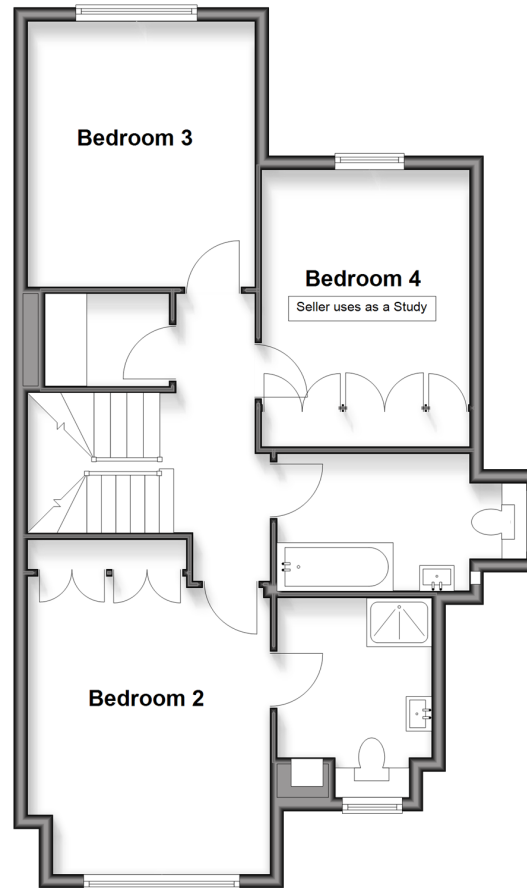
Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



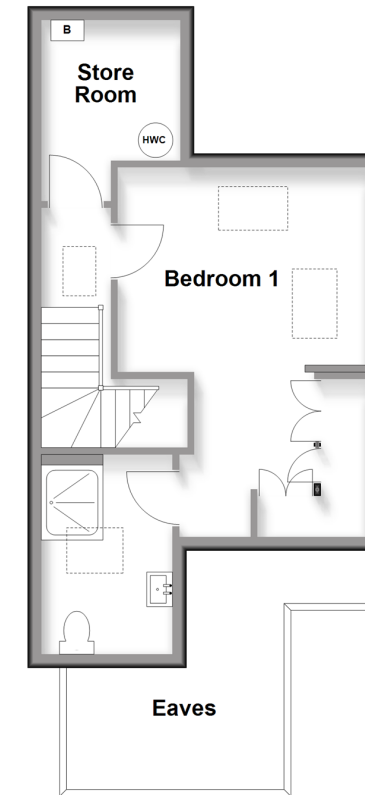
First Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.7 sq. feet)
(excluding Eaves)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 16'0 x 13'11 (4.88m x 4.24m)
Kitchen/Diner: 23'0 x 11'0 (7.02m x 3.36m)
Cloakroom

FIRST FLOOR

Landing
Bedroom 2: 13'0 up to fitted wardrobes x 11'0 (3.97m x 3.36m)
En-suite Shower Room: 7'11 x 7'0 (2.41m x 2.14m)
Bedroom 3: 12'0 x 10'0 (3.66m x 3.05m)
Bedroom 4: 11'0 up to fitted wardrobes x 9'11 (3.36m x 3.02m)
Bathroom
Laundry Room: 5'10 x 4'0 (1.78m x 1.22m)

SECOND FLOOR

Bedroom 1: 17'0 x 11'0 (5.19m x 3.36m)
En-suite Shower Room
Dressing area
Store/Boiler Room

OUTSIDE

Front Garden
Back Garden
Driveway



Main features

- Prestigious Upper Rose Hill location
- Two modern en-suite shower rooms and family bathroom
- Large rear garden with excellent privacy
- Private driveway providing off-street parking
- Solar panels and strong energy efficiency credentials
- High-quality finish throughout



Nearest Schools

Primary Schools: St Paul's CofE (Aided) Primary 0.0 miles, St Joseph's Catholic Primary 0.2 miles, Powell Corderoy Primary 0.5 miles
Secondary Schools: The Priory CofE Voluntary Aided School 0.4 miles, The Ashcombe School 0.7 miles



Transport Information

Train Stations: Dorking West 0.5 miles, Dorking Deepdene 0.7 miles, Dorking 0.9 miles



Address

Upper Rose Hill, Dorking, Surrey, RH4



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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