



**Basement Flat, Knoll Road, Dorking RH4 3EW**

*welcome to*

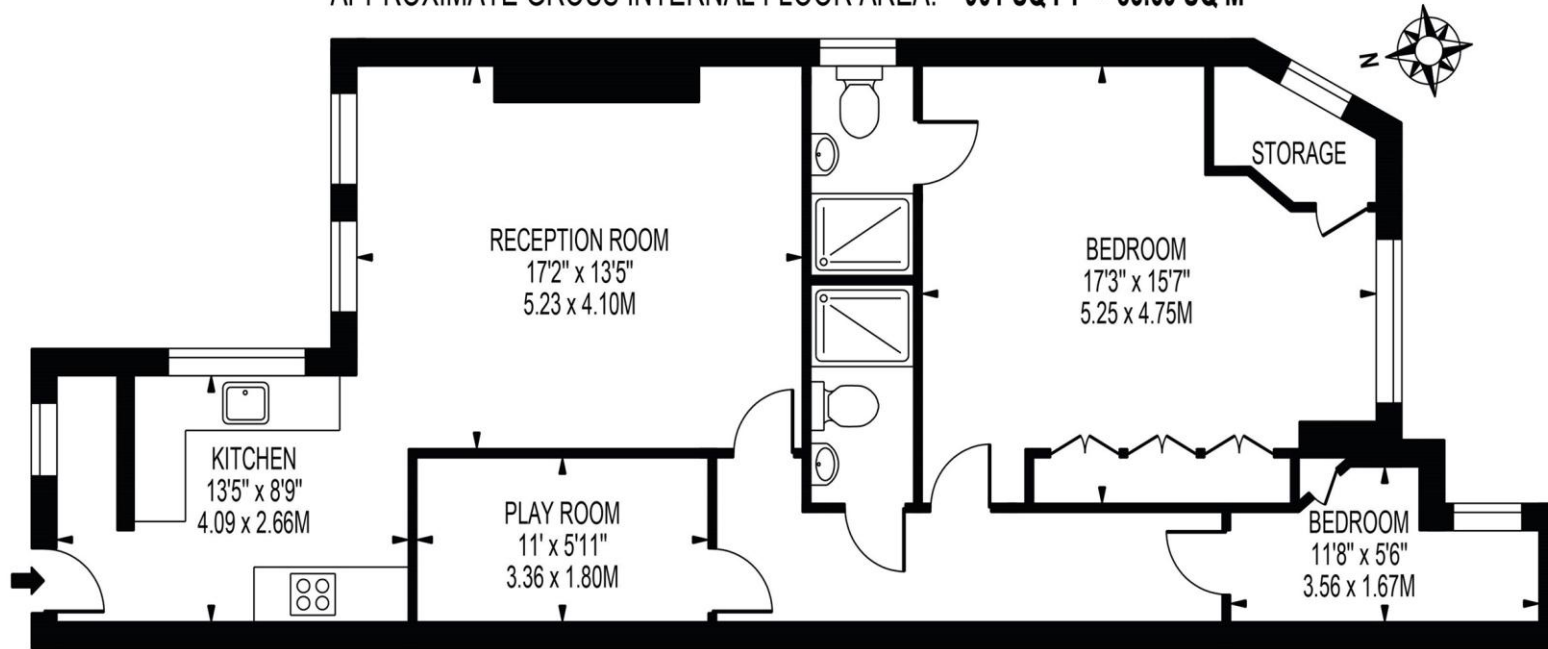
## **Basement Flat Knoll Road, Dorking**

Upon entering, you are welcomed into a well-appointed fitted kitchen, complete with generous work surfaces and ample cupboard space. Just off the kitchen is a handy additional area, ideal for storage or easily utilised as a compact utility space. The standout feature of this home is the beautifully proportioned living room. This impressive space boasts a stunning feature fireplace that blends the building's history while harmonising effortlessly with contemporary finishes. With ample room for both a dining table and comfortable living furniture, it creates a warm and inviting atmosphere-perfect for entertaining or relaxing at home. The spacious master bedroom benefits from extensive built-in wardrobes and an additional large cupboard, offering plenty of storage. It also enjoys a modern en-suite shower room fitted with a walk-in shower, WC and washbasin with storage beneath. The second bedroom provides an ideal space for a nursery or home office. Adding further flexibility, the property features an extra living area that could serve as a home gym, playroom or an additional office-perfect for adapting to your lifestyle needs. The family bathroom, complete with a walk-in shower, WC and washbasin with storage, complements the accommodation. Outside, the apartment enjoys access to a delightful, shared garden space, providing a tranquil spot to relax outdoors.



# KNOLL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 901 SQ FT - 83.69 SQ M



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## Basement Flat Knoll Road, Dorking

- Guide Price (£350,000 - £375,000).
- Large period two bedroom apartment/maisonette measuring over 900sqft.
- Recently refurbished and updated through-out.
- Close to Dorking town centre and shops.
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

£71.25 Paid yearly for accounts and insurance

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK101520](https://www.barnardmarcus.co.uk/Property/DRK101520)



Property Ref:  
DRK101520 - 0007

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