



## Victoria Terrace, Dorking Town Centre

Guide Price £600,000

EPC Rating '45'

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- DORKING TOWN CENTRE LOCATION
- POTENTIAL FOR MODERNISATION THROUGHOUT
- PRETTY COURTYARD GARDEN
- OPEN PLAN LIVING/DINING AREA WITH OPEN FIRE PLACE
- SPACIOUS KITCHEN WITH DOORS OUT TO GARDEN
- LARGE CELLAR
- TWO BATHROOMS
- CLOSE TO MAINLINE TRAIN STATIONS



**NO ONWARD CHAIN** A charming four-bedroom, end of terrace home offering character features, generous proportions, and a private courtyard garden. Located in a prime central position, this substantial period townhouse offers a unique opportunity to secure a home with scope for modernisation.

The property begins in a small porchway which leads into an impressive hallway featuring sweeping staircase and access to all key rooms. The elegant front reception room is flooded with natural light from the large bay window and showcases decorative ceiling mouldings, a beautiful feature fireplace and period coming. This spacious lounge offers a warm and inviting setting for everyday living or entertaining. An archway connects to the rear aspect dining room which opens via glass double doors to the pretty courtyard garden. There is plenty of space for a large dining table and chairs for family meals and entertaining. The spacious kitchen is fitted with rustic pine cabinetry adding to the home's period charm. There is plenty of space for freestanding appliances with French doors leading out to the rear garden, offering both functionality and potential for future redesign. The hallway also provides access down to the cellar which offers excellent additional storage.

Upstairs, the home offers four well-sized bedrooms and two bathrooms across two floors. On the first floor is the principal bedroom, fitted with a range of cupboards is positioned next to the first of two bathrooms and enjoys stunning elevated views over Ranmore creating a wonderful backdrop. With some reconfiguration there is the potential to create an ensuite bathroom to the main bedroom. Bedroom two is another generous double overlooking the garden. Finishing off this floor is the second bathroom, fitted with a bath and overhead shower. Stairs rise to the second floor where there are two further bedrooms each with plenty of room for furniture and enjoys lovely views out.

Outside, the low-maintenance courtyard garden is perfect for relaxing or entertaining in privacy, while the central town location means you're only moments away from boutique shops, cafes, restaurants, and mainline train services.

#### Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

#### Location

The property is situated in the centre 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 just a short 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 Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe 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 countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

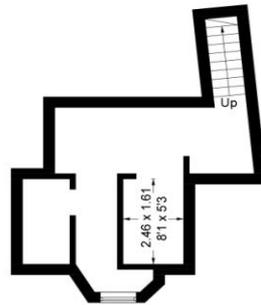
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.

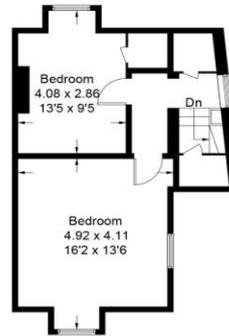


## Victoria Terrace, RH4

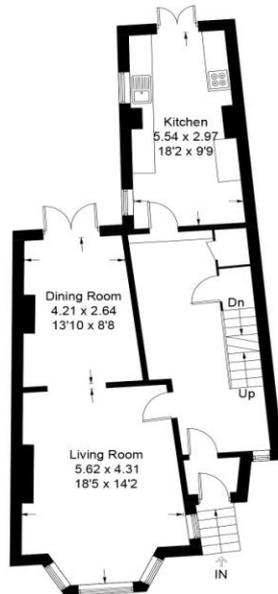
Approximate Gross Internal Area = 167.7 sq m / 1805 sq ft  
 Cellar = 24.3 sq m / 261 sq ft  
 Total = 192.0 sq m / 2066 sq ft



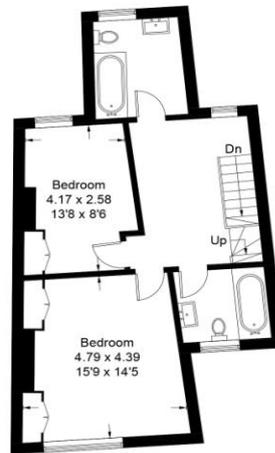
Cellar



Second Floor



Ground Floor



First Floor

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. (ID1202782)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band F

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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