63 Parkway, Dorking, Surrey, RH4 1ET

Price Guide £724,995

- EXTENDED SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- OPEN PLAN KITCHEN BREAKFAST ROOM
- GLORIOUS VIEWS TOWARDS BOXHILL
- SINGLE DETACHED GARAGE TO REAR
- POPULAR RESIDENTIAL CUL-DE-SAC
- FRONT RECEPTION ROOM
- WELL PRESENTED THROUGHOUT
- AMPLE OFF STREET PARKING TO FRONT
- CLOSE TO MEADOWBANK RECREATION PARK

Description

Occupying an elevated position in the sought-after Parkway area of Dorking (RH4), this attractive 1930s semi-detached family home beautifully combines period character with thoughtfully updated accommodation.

The welcoming entrance hall, featuring a beautiful tiled floor, sets the tone for the home. A separate reception room provides a comfortable space to relax, while the impressive rear extension has created a spacious open-plan kitchen/breakfast room, ideal for modern family living and entertaining. With direct access to the garden, this light-filled space enjoys delightful views towards Box Hill and the historic St Martin's Church.

The property offers three well-proportioned bedrooms, including two generous doubles with fitted wardrobes, providing excellent storage. A ground-floor wet room adds everyday practicality, complemented by a first-floor family bathroom fitted with a contemporary white suite.

Outside, the attractive rear garden is a wonderful place to enjoy the outdoors, with a raised patio perfectly positioned for al fresco dining and entertaining while taking in the surrounding views. To the rear of the garden, a detached single garage provides useful storage or workshop space, and the property also benefits from off-street parking for up to three vehicles.

This charming home successfully blends the elegance and character of the 1930s with the space and practicality expected by today's families. Situated in one of Dorking's most desirable residential locations, it presents an excellent opportunity to enjoy comfortable family living within easy reach of the town centre, excellent schools and beautiful Surrey countryside.

Situation

Parkway offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west.

The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas, Starbucks and Costa Coffee to mention just a few.

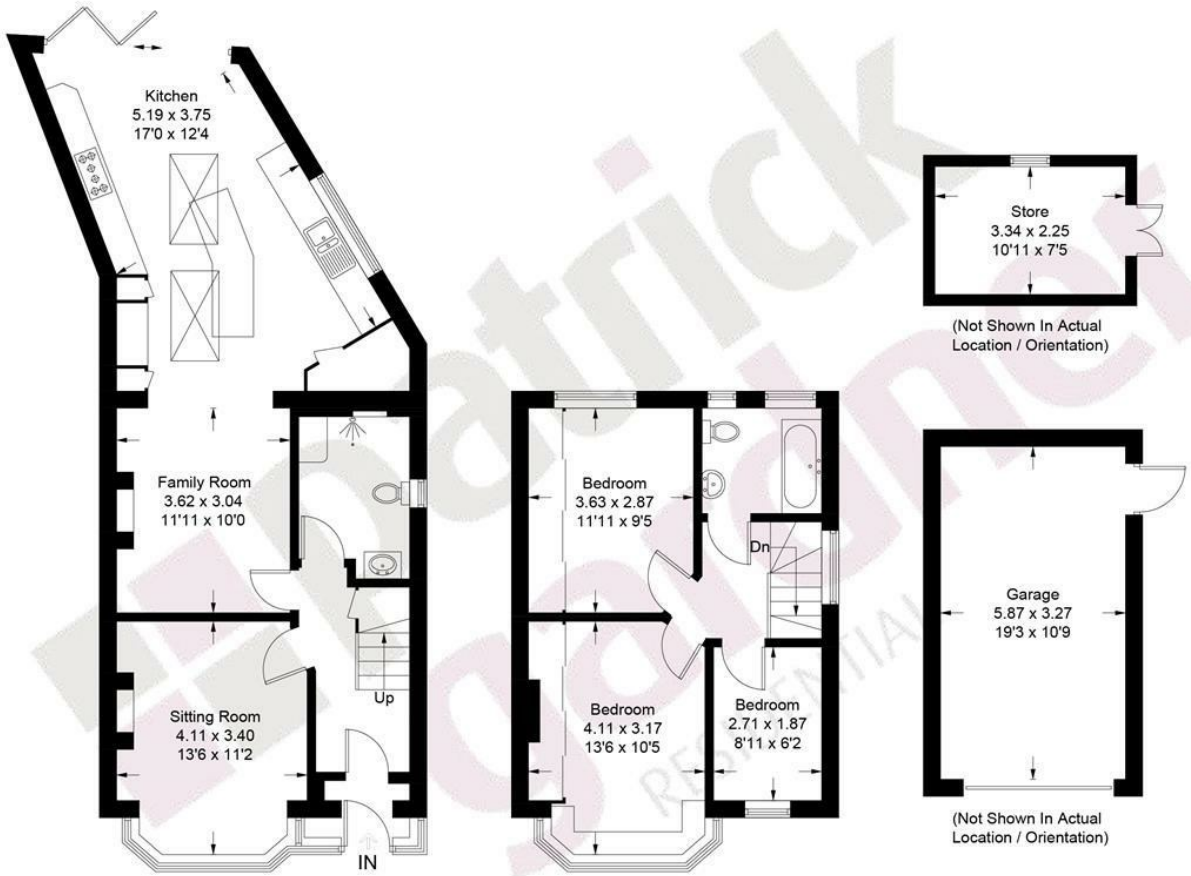
The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits.

There is a great selection of well-regarded primary and secondary schools in close proximity.

The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

Tenure	Freehold
EPC	D
Council Tax Band	E

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft
Garage & Store = 26.7 sq m / 287 sq ft
Total = 131.2 sq m / 1412 sq ft



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 decisions reliant upon them. (ID1319274)

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