

Westfield Gardens, Dorking

OIEO £500,000

- TWO BEDROOM HOUSE
- NO ONWARD CHAIN
- MAIN BEDROOM WITH ENSUITE
- TOWN CENTRE LOCATION
- FAMILY BATHROOM & DOWNSTAIRS W/C
- GATED ENTRANCE & ALLOCATED PARKING
- PRETTY COURTYARD GARDEN
- SHORT WALK TO MEADOWBROOK, TRAIN STATIONS AND SCHOOLS

EPC Rating '77'

- LIVING/DINING ROOM WITH ACCESS TO GARDEN
- CLOSE TO STUNNING COUNTRYSIDE



NO ONWARD CHAIN A well-presented two-bedroom, two-bathroom home set within a small, gated development, ideally positioned just a short walk from the heart of Dorking. With mainline train stations and the open green spaces of Meadowbank Park close by, the property offers a superb balance of convenience and a peaceful residential setting.

The accommodation begins with a welcoming entrance hallway, providing access to all principal ground floor rooms as well as a convenient downstairs W/C and storage closet. The kitchen is thoughtfully arranged with a range of base and eye-level units, complemented by built-in appliances and pleasant views over the courtyard garden. Practical tiled flooring flows through from the hallway, creating a durable and cohesive finish. To the rear, the spacious living room offers excellent versatility, with ample room for both dining and relaxation. French doors open directly onto the private courtyard garden, allowing for an easy indoor-outdoor lifestyle and making it an ideal space for entertaining or unwinding.

Upstairs, the landing leads to two well-proportioned double bedrooms. The principal bedroom is particularly generous, featuring fitted wardrobes along one wall and the added benefit of a private en-suite bathroom, complete with a full-size bath and separate shower cubicle. The second bedroom also includes built-in storage and enjoys views over the garden. A family bathroom, fitted with a bath and handheld shower, serves this level.

Garden & Parking

The property benefits from a charming courtyard garden, perfect for low-maintenance outdoor enjoyment with gated access out to the road. The property also benefits from allocated parking within the secure development for one car.

Freehold

The property is freehold however there is a service charge of £1800 payable annually. This includes maintenance of the electric gates, communal garden areas, as well as buildings insurance. More information is available upon request.

Location

Westfield Gardens is situated within the heart 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 (0.5 miles), just a short 10 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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 (11 minute walk away) 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.

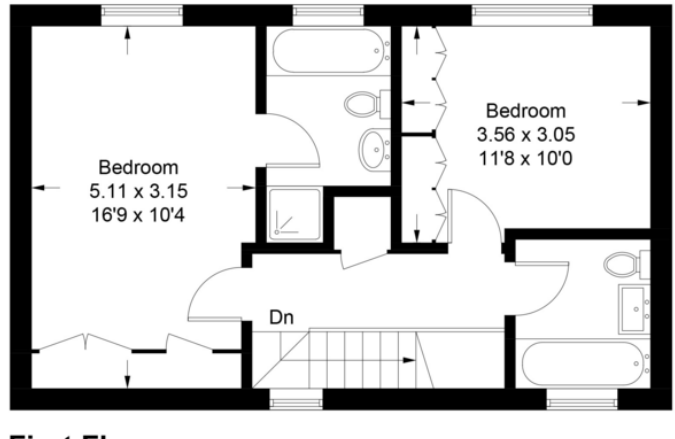
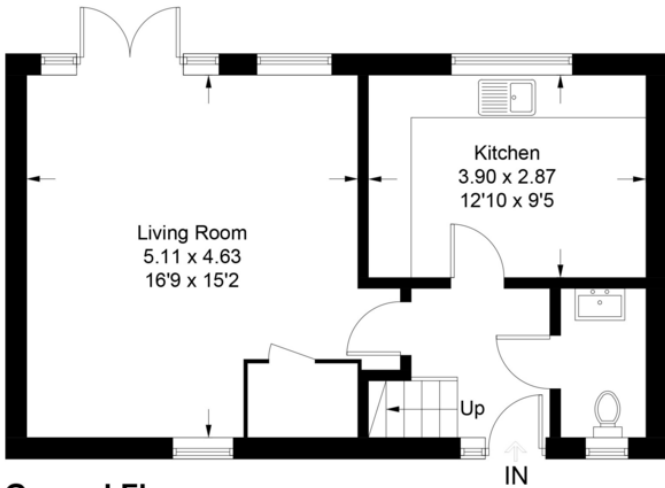
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Westfield Gardens RH4

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



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. (ID1299512)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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