



Chart Downs, Dorking

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- POTENTIAL TO MODERNISE & EXTEND TO THE REAR (STPP)
- PRETTY NORTH EAST FACING REAR GARDEN
- DRIVEWAY PARKING FOR SEVERAL CARS
- 15FT LIVING ROOM & SEPARATE CONSERVATORY
- CLOSE TO CHILDRENS PLAYPARK, SHOP & BUS STOP
- FIRST FLOOR BATHROOM & DOWNSTAIRS W/C

Guide Price £475,000

EPC Rating 'TBC'

- SHORT DRIVE TO TOWN CENTRE & MAINLINE TRAIN STATIONS
- CLOSE TO WONDERFUL COUNTRYSIDE WALKS & ALL LOCAL AMENITIES



*** NO ONWARD CHAIN*** A well-presented three-bedroom home, ideally situated within a cul de sac close to local schools, shops and transport links. Having been lovingly maintained over the years, the property now offers exciting potential for modernisation and extension to the rear (STPP). Additional benefits include a generous driveway providing off-street parking for multiple vehicles and a large North-East facing garden with store.

The accommodation begins with a welcoming hallway, complete with useful storage and access to a ground floor W/C. The kitchen is fitted with a range of base and eye-level units, work surfaces, and space for freestanding appliances, along with room for a small dining table. It enjoys pleasant views over the garden and provides direct access outside. The spacious living room features built-in storage and ample room for comfortable seating, with sliding doors opening into the conservatory. Flooded with natural light from windows on two sides, the conservatory overlooks the garden and offers versatile additional living space.

Upstairs, there are three bedrooms, including two well-proportioned doubles with built-in storage and views over the garden. The third is a generous single bedroom, bright and airy. The family shower room, while currently fitted with a large walk-in shower and white suite, offers scope for updating to suit modern tastes.

Outside, the garden is a true highlight, thoughtfully maintained and providing a tranquil and private setting. It features a combination of patio and lawn areas, complemented by mature hedging and well-stocked borders. Two sheds offer excellent storage for garden tools and bicycles. To the front, the substantial driveway provides parking for several vehicles and side access to the rear of the property.

Council Tax & Utilities

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

Location

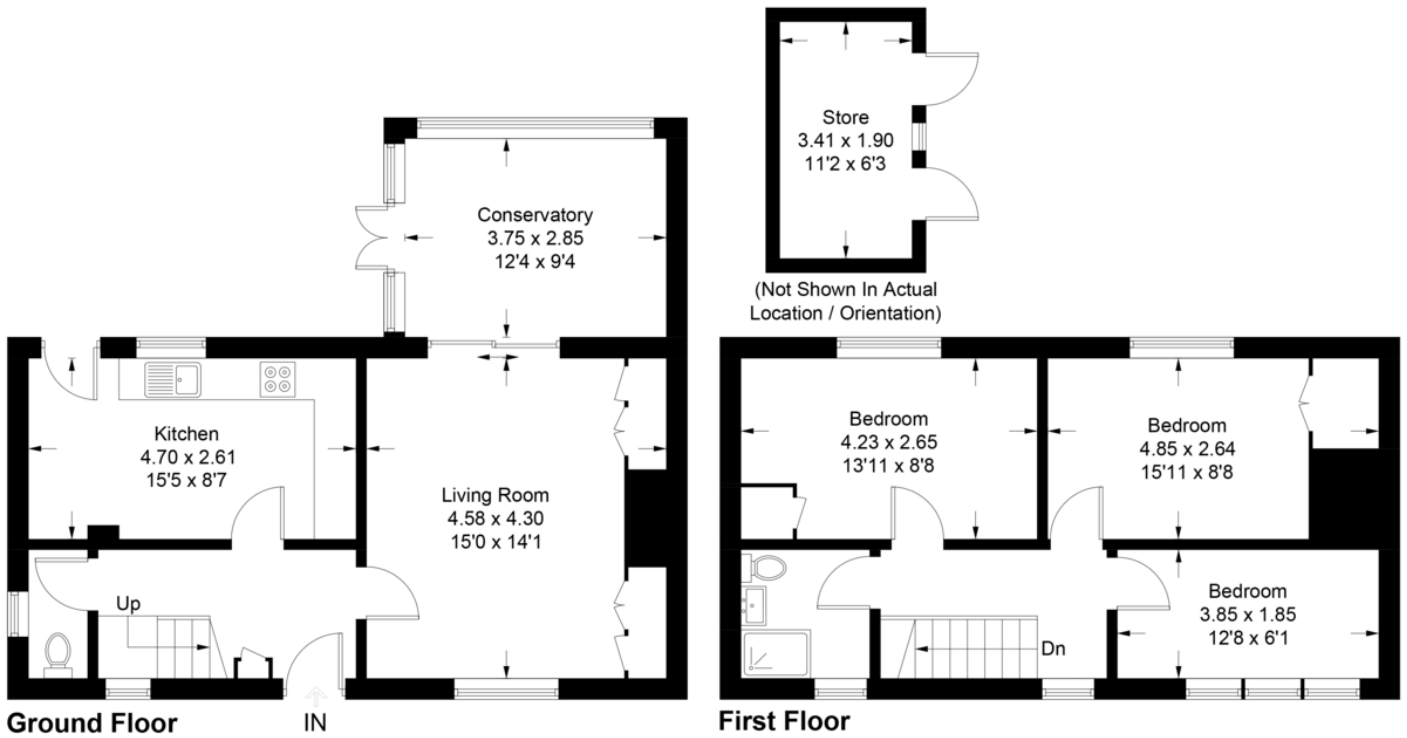
The property is situated in Chart Downs close to bus stops, a local shop and playing field with children's play area. A short 10-minute stroll is The Royal Oak pub which has exceptional views across fields, ideal for an evening meal or drink. The property is situated just to the south of the historic market town of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for exciting family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is an 8-minute cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. 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.



Chart Downs, RH5

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft
Store = 6.5 sq m / 70 sq ft
Total = 102.9 sq m / 1108 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. (ID1293662)

EPC TBC

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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