



39, Deepdene House Deepdene Avenue, Dorking, Surrey, RH5
4GE

Price Guide £379,950



- LUXURY TWO BEDROOM PENTHOUSE
- LARGE PRIVATE TERRACE WITH VIEWS
- BATHROOM & ADDITIONAL CLOAKROOM
- EV CHARGING POINTS
- CLOSE TO DORKING TOWN CENTRE & STATIONS
- OPEN PLAN LIVING/DINING ROOM
- FITTED STYLISH KITCHEN
- ALLOCATED PARKING
- REMAINDER OF 10 YEAR BUILDZONE WARRANTY
- WITHIN GRADE II LISTED PARK & GARDENS

Description

Set within Grade II listed park and gardens, this exquisite two-bedroom apartment offers a wraparound private terrace with views of the surrounding woodland. This apartment is designed for modern living with private parking, a video entry system, and a structural warranty for peace of mind.

Step inside to an open-plan living and dining area, featuring double glazed doors that lead to your private balcony. The modern kitchen has sleek handleless units, integrated appliances, and a luxurious Quartz worktop. The flooring is Sicilian Oak engineered wood, while the double bedrooms are carpeted for your comfort. There is a contemporary tiled bathroom with a shower over the bath, and a separate cloakroom - both equipped with polished chrome fixtures and vanity units.

Conveniently located near Dorking town centre and train stations, with easy access to all amenities and excellent transport links. Outside, enjoy the acres of beautiful gardens and woodland, visitors parking, and EV charging points.

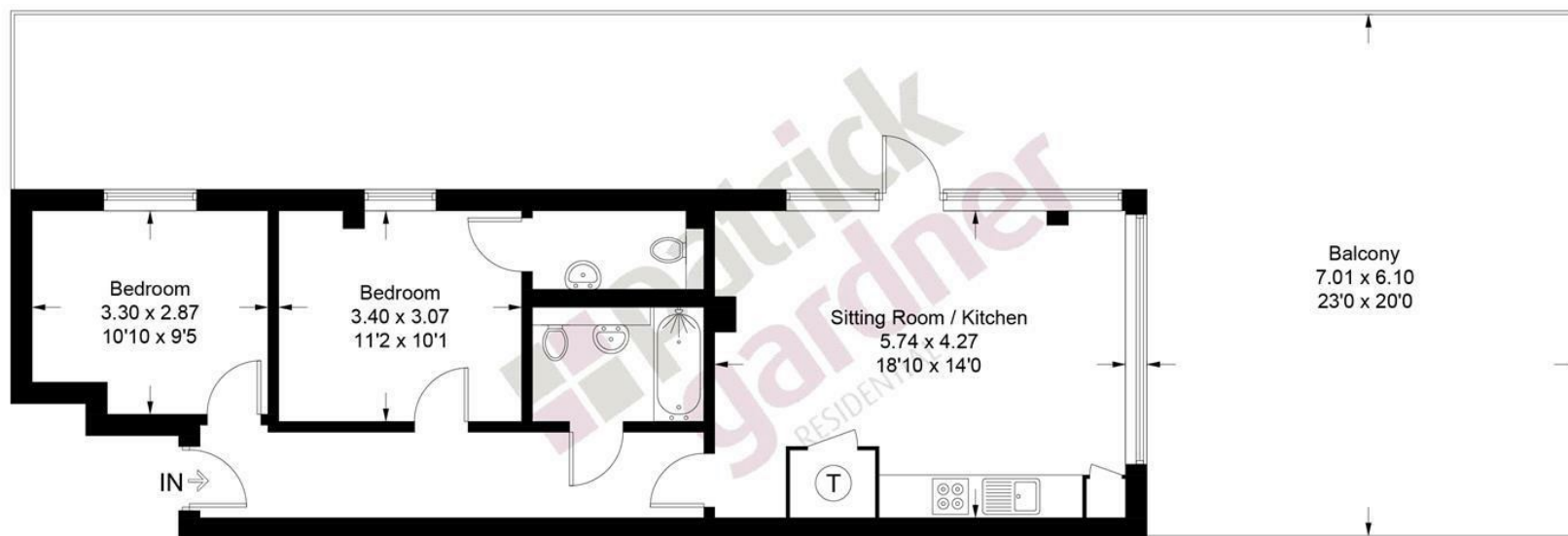
Situation

Situated in easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, along with various restaurants, gastro pubs, coffee shops and Michelin Star restaurant Sorrel. The Dorking Halls includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Leasehold
EPC	D
Council Tax Band	E
Lease	146 years
Service Charge	£1,733.85
Ground Rent	Peppercorn



Approximate Gross Internal Area = 62.2 sq m / 669 sq ft



Third 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. (ID1326304)

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