



Junction Road, Dorking
Surrey, RH4



Beyond your expectations

A lovely two bedroom, two bathroom house in central Dorking

Sitting Room | Study | Kitchen/Dining Room | Two Bedrooms | Two Bathrooms | Garden with Summer House

Guide Price £470,000 Freehold

Description

A well presented extended semi detached Victorian house with cream coloured rendered elevations situated in this convenient central Dorking location. This superb property features a large hall/ study area with built in cupboards which leads to the sitting room and the contemporary styled kitchen/breakfast room with bi-fold doors opening and leading to the rear garden. On the ground floor there is also a good sized shower room. On the first floor there are two bedrooms with a further bathroom with large shower accessed from both rooms. The property has wiring and built-in speakers to the sitting room and kitchen/breakfast room.

Outside

The rear garden commences with an area of hardwood decking with integrated bench seats making a great space for al-fresco dining. At the end of the garden there is a useful summerhouse.

Location

The property is located in a convenient central location close to West Street, in the heart of the historic market town of Dorking, with its beautiful character properties, home to many individual antique shops and antique centres. The town offers visitors fine eateries, good supermarkets including Waitrose, traditional public houses, high quality independent shops, boutiques, jewellery, furnishings and textiles. Train services from Dorking station provide London bound services to both Victoria and Waterloo, whilst the M25 can be accessed

via Junction 9 of the M25.

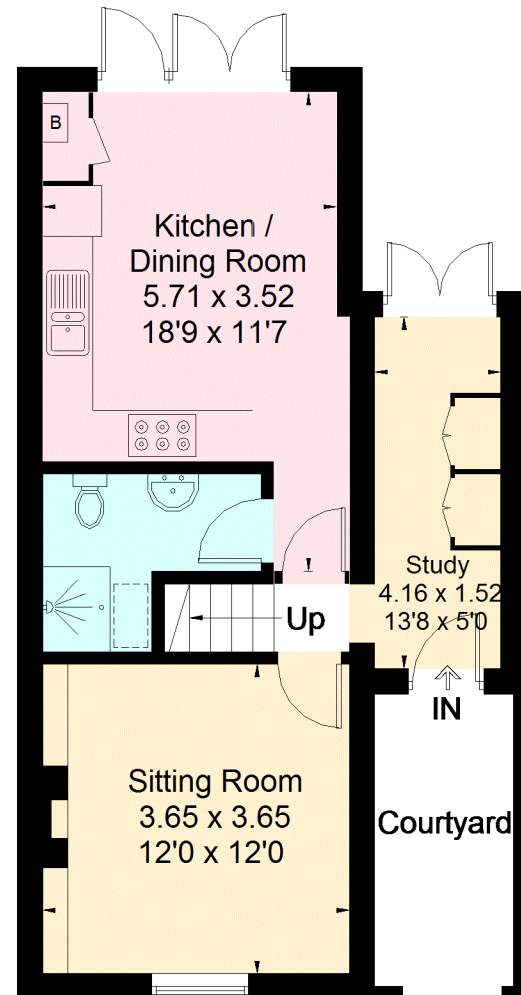
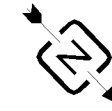


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

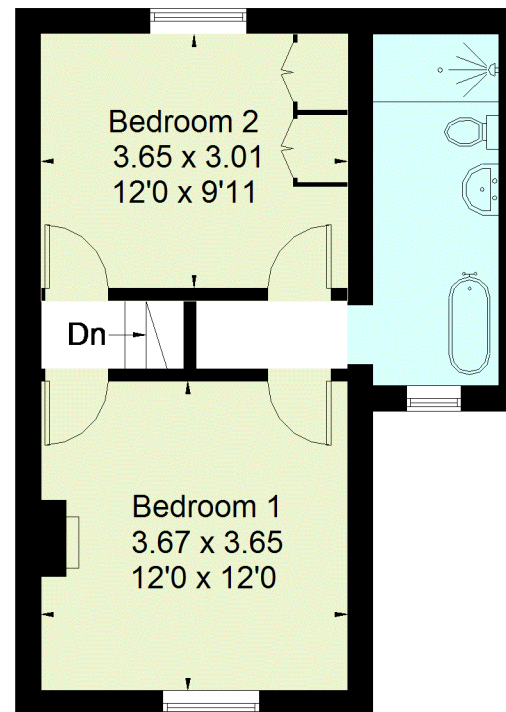
 = Reduced headroom below 1.5m / 5'0"

Junction Road, Dorking,

Approximate Gross Internal Area
80.7 sq m / 868 sq ft (Excluding Courtyard)
Summer House = 6.7 sq m / 72 sq ft
Total = 87.4 sq m / 940 sq ft

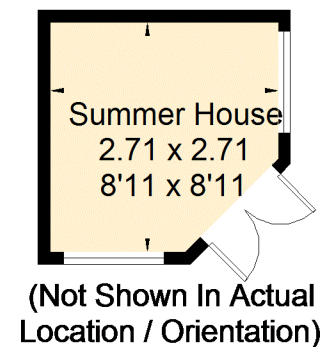


Ground Floor



First Floor

Floorplanz © 2017
0203 9056099 Ref: 199175
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

