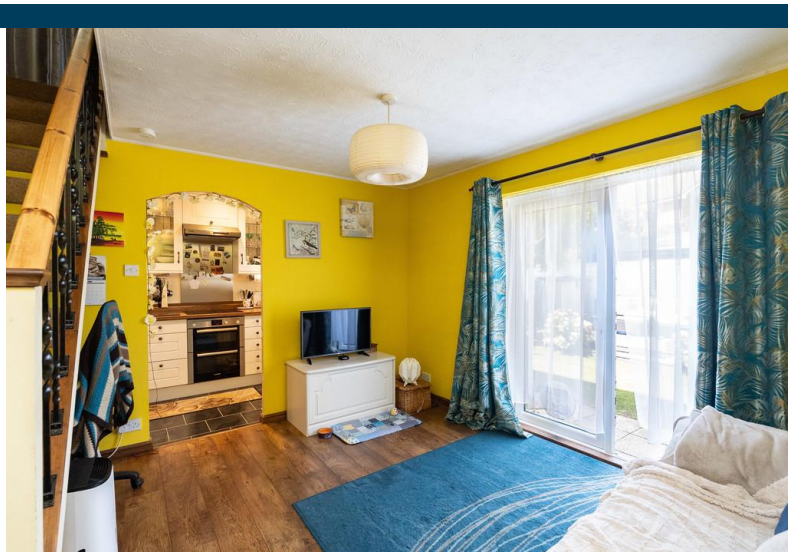


Seymours





Markham Road, Capel

Guide Price £275,000

EPC Rating 'TBC'

- ONE BEDROOM END OF TERRACE
- OPEN PLAN LIVING/DINING ROOM
- ALLOCATED PARKING FOR ONE CAR
- FITTED KITCHEN
- QUIET VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- WITHIN A 5 MINUTE DRIVE FROM OCKLEY TRAIN STATION
- POPULAR CUL-DE-SAC
- PRIVATE GARDEN
- A SHORT WALK TO THE LOCAL CAPEL AMENITIES





Nestled in a tranquil cul-de-sac in the heart of Capel village, this charming one bedroom home offers an inviting and versatile living space, perfect for a variety of buyers. Boasting a private garden with lovely views and versatile living space, this property offers a semi-rural location with easy access to both Horsham and Dorking.

Upon entering through the front door, you are welcomed into a generously proportioned living room which offers room for comfortable seating and leads out to the garden. Adjacent is the contemporary kitchen, featuring a range of base and eye-level units, worktops and space for all the essential appliances.

Stairs rise from the living room to the first-floor landing, which offers essential storage for household items and linens and also grants access to the main bedroom which is a spacious double with fitted wardrobes and a pleasant front aspect. The bathroom is fitted with a three-piece suite including bath with wall mounted shower and sink.

Outside & Parking
The rear garden is accessed via the living dining room. Designed for ease of maintenance, the garden features a generous area of lawn with an area of decking ideal for a table and chairs.

Resident's off-street parking is located to the side of the property, offering space for one vehicle. Additional parking for visitors or extra vehicles is available on the street.

Council Tax & Utilities
The council tax band is C. The property is connected to electricity and drainage. The property features a FTTC internet connection.

Location
Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria, respectively. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Wareham, Belmont School at Holmbury St Mary and St Teresa's at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capelvillage.co.uk/about-capel-village.

VIEWING - Strictly by appointment through Seymours Estate Agents, 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.







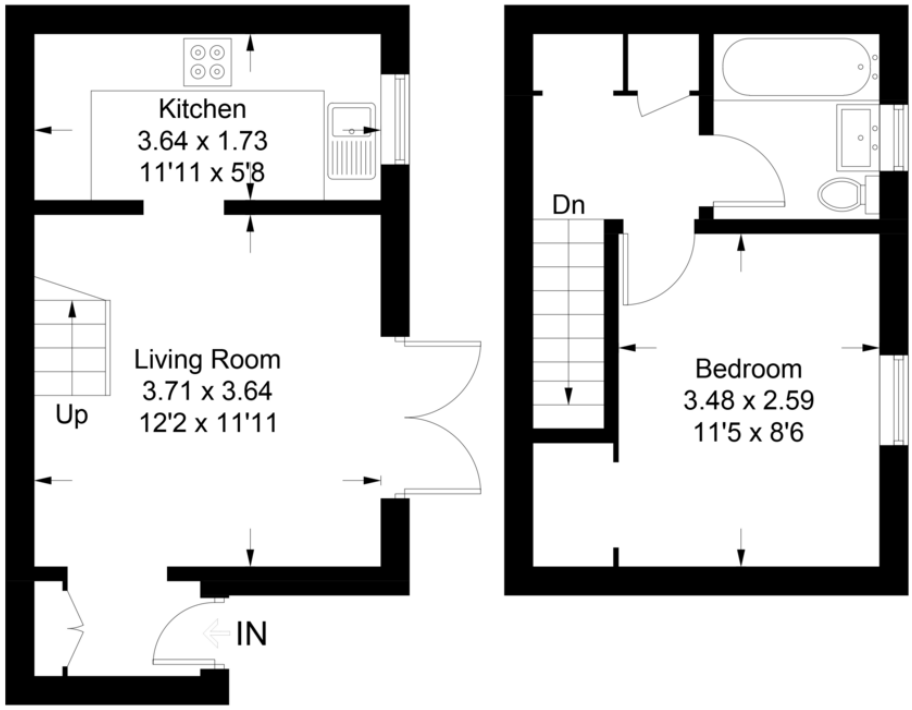





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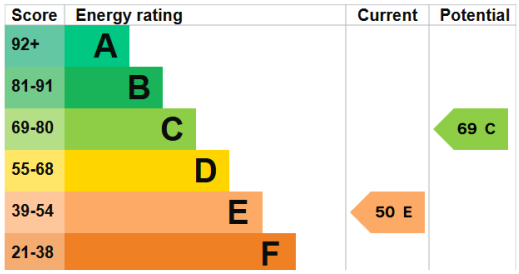
Markham Road, RH5

Approximate Gross Internal Area = 43.3 sq m / 466 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 any decisions reliant upon them. (ID1314531)



COUNCIL TAX BAND
Tax Band C

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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