



Howard Road

Dorking

Offers in excess of £750,000

Property Features

- SEMI-DETACHED THREE-BEDROOM HOUSE
- 1670 SQ FT OVER FOUR FLOORS
- ENCLOSED SOUTHWEST FACING REAR GARDEN
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- DORKING TOWN CENTRE CLOSE TO THE HIGH STREET
- DRIVEWAY PARKING
- BONUS LOFT ROOM
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO THE MAINLINE TRAIN STATIONS & EXCELLENT LOCAL SCHOOLS
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A charming and characterful three-bedroom, semi-detached period home, ideally positioned in the heart of Dorking town centre. Offering 1670 sq ft of well-proportioned and versatile accommodation arranged over multiple floors, the property combines attractive period features with colourful contemporary touches and benefits from a private rear garden and off-road parking.

The property is approached via a pretty front garden, with the front door opening into this wonderful home. The front aspect sitting room is a particularly inviting space, featuring a large sash-style window, attractive fireplace and useful fitted shelving and cabinetry. The kitchen is fitted with a range of contemporary wall and base units complemented by dark contrasting work surfaces, with ample preparation and storage space and windows providing plenty of natural light. To the rear is a generous dining/family room, providing excellent space for both dining and entertaining. A striking green feature wall gives the room plenty of character, while glazed double doors with adjoining windows create an attractive outlook and provide direct access onto the rear garden. The hallway also leads down to the lower ground floor which has been set up as a study/ TV room, a versatile space, ideal for teenagers and growing families. Finishing off the ground floor is a useful W/C.

Upstairs, the property offers three bedrooms, all with their own individual character. The principal bedroom is a particularly attractive double room with extensive fitted wardrobes and a private en-suite shower room. Bedroom three is a comfortable single overlooking the rear garden whilst bedroom two is another double with stairs leading up to the bonus loft room. The family bathroom is fitted with a white suite comprising a bath with shower attachment, wash hand basin and WC.

Outside, the private southwest facing rear garden provides a welcome feature for such a central location. Immediately adjoining the house is a decked seating area, providing space for outdoor dining, which leads onto an area of lawn with established planting and a useful garden shed.

Location

The property occupies an exceptionally convenient position in the centre of Dorking, placing the town's comprehensive range of shops, cafés, restaurants and everyday amenities within easy reach. Dorking also benefits from a flagship Waitrose store, excellent sports centre and Dorking Halls, which regularly hosts cultural and entertainment events. For commuters, Dorking Main and Deepdene railway stations are both within close proximity, providing services towards London Victoria and London Waterloo in approximately 50 minutes. The M25 can be accessed approximately seven miles to the north via Junction 9 at Leatherhead or Junction 8 at Reigate, providing onward connections to Gatwick and Heathrow Airports. The area is also well served by schools, including The Ashcombe and The Priory at secondary level, together with St Paul's and St Martin's primary schools. Despite its central setting, Dorking is surrounded by some of Surrey's most attractive countryside. The Nower, Ranmore Common and National Trust-owned Box Hill provide excellent walking and riding opportunities, while Denbies Wine Estate is situated on the northern outskirts of the town.

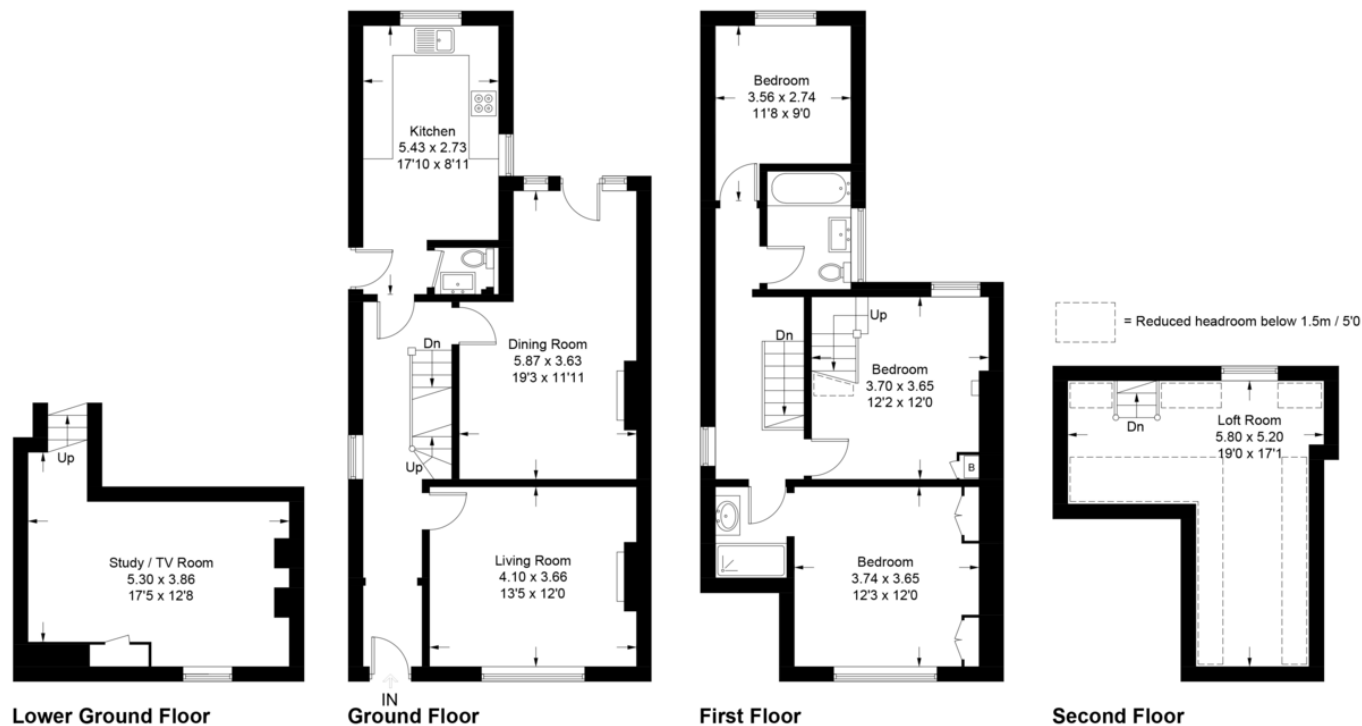
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Howard Road, RH4

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft
(Including Loft Room)
Reduced Headroom = 9.2 sq m / 99 sq ft
Total = 155.2 sq m / 1670 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. (ID1332186)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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