

5 Horsham Road, Dorking, RH4 2JL

Price Guide £725,000









- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- FORMS PART OF A MODERN DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- SPACIOUS LOUNGE (20'07" X 14'10")
- VAULTED DINING ROOM
- EX-SHOW HOME (BUILT 2013)
- NO ONWARD CHAIN

Description

Originally forming part of an exclusive development of only seven homes built in 2013, this semi-detached executive home was in fact the show home, built with meticulous attention to detail, resulting in a truly individual property of great character and charm.

The home offers an exceptional balance of living and sleeping accommodation. The generous proportions flow throughout the property with two spacious reception rooms and the kitchen breakfast room with guest cloakroom on the ground floor. The dining room has a vaulted ceiling with plenty of natural light flooding through. The living room is double aspect with double doors leading out to the rear garden.
Situated on the first floor there are three double bedrooms, an en-suite shower room to the master and an indulgent bathroom.

The enclosed rear part walled garden provides seclusion and privacy with a garden that is easy to maintain, being laid to a paved and shingle patio.

There are two allocated car parking spaces within the "Elizabeth Cottages" mews development.

Situation

Dorking is a picturesque Surrey market town nestled at the foot of the North Downs. Steeped in history, much of the original character of the town centre has survived, whilst also accommodating an excellent range of amenities to serve the needs of the 21st century living.
Three principal shopping streets serve the community well with high street chains that combined well with independent shop retailers. There are also a variety of traditional pubs, bars and restaurants that cater for all tastes and occasions.

Dorking is exceptionally well served by both road and rail transport and the central location of Elizabeth Cottages means residents can take full advantage of these convenient links.
There are three main line stations giving great flexibility in the number of destinations, as well as an efficient, regular service into Waterloo and Victoria, with services also connecting into London Bridge.
For those who like to travel further afield, the UK's two principal airports are within convenient reach. Gatwick is 13 miles and Heathrow just over 27 miles away.

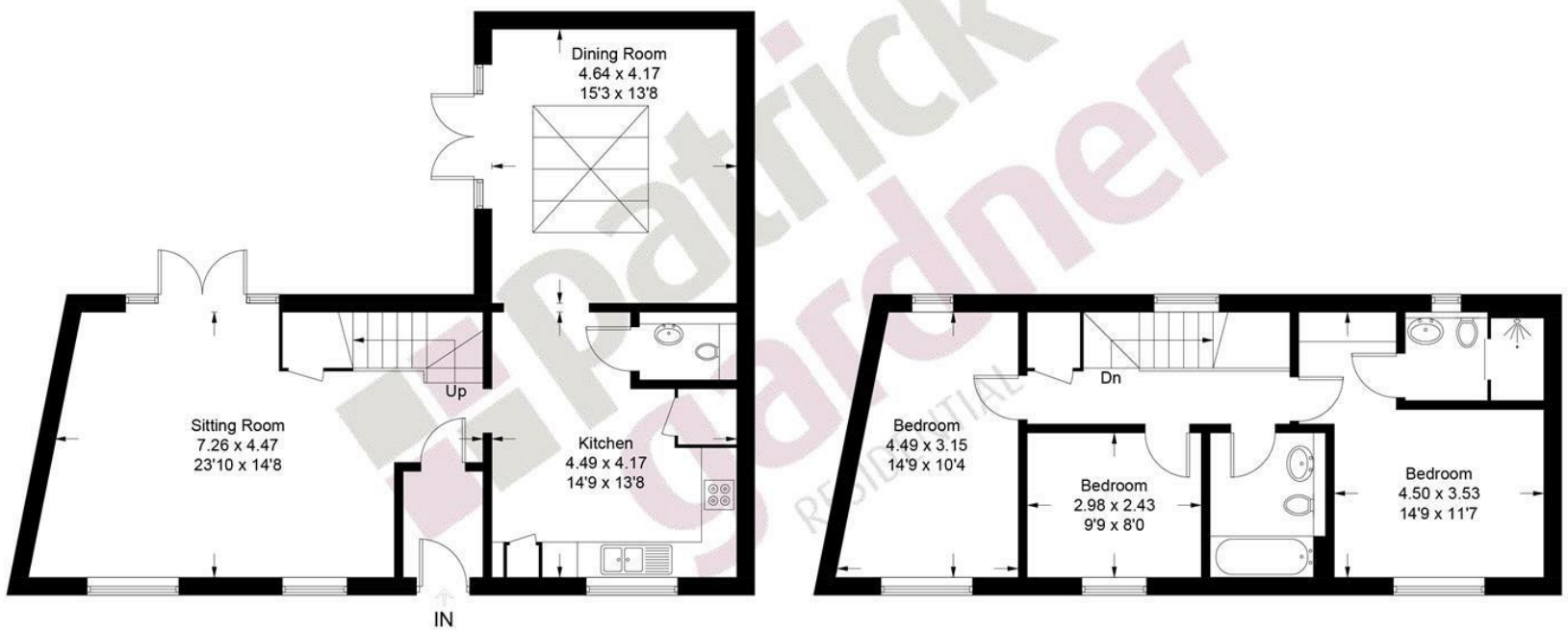
Tenure	Freehold
EPC	C
Council Tax Band	E







Approximate Gross Internal Area = 124.8 sq m / 1343 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 decisions reliant upon them. (ID1312276)

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