


Greenwoods, 4 Croft Avenue, Dorking, Surrey, RH4 1LN

Guide Price £824,995









- DETACHED RESIDENCE
- DESIRABLE PRIVATE ROAD CUL DE SAC
- PRIVATE DRIVEWAY & SINGLE GARAGE
- GARDEN ROOM OVERLOOKING GARDEN
- MOMENTS FROM DORKING TRAIN STATIONS
- THREE GENEROUS BEDROOMS
- POTENTIAL FOR UPDATING
- SPACIOUS RECEPTION ROOMS
- ACCESSIBLE TO ASHCOMBE SCHOOL
- EASY WALK INTO TOWN

## Description

Located on the tranquil Croft Avenue in Dorking, this charming detached house, built in the late 1950s, offers a delightful family home with ample space and potential for improvement. Boasting three well-proportioned bedrooms, this property is perfect for families seeking comfort and convenience.

Upon entering, you are greeted by two generous reception rooms that provide a warm and inviting atmosphere, ideal for both relaxation and entertaining. One of the reception rooms leads out into a lovely garden room overlooking the mature rear garden, creating a serene space to unwind and enjoy the outdoors. There is a separate w.c and a spacious kitchen with shaker style cupboards and side access to both the front and rear elevations.

The first floor landing is bathed in natural light, enhancing the overall appeal of the home. The three bedrooms offer the accommodation for a growing family with a white three-piece bathroom suite including the w.c.

Outside, the property benefits from a single garage and additional parking space, making it practical for families with multiple vehicles. The private road adds an extra layer of tranquillity, with a modest residence road fund of £120 per annum.

In summary, this delightful three-bedroom detached house on Croft Avenue presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its spacious layout and potential for enhancement, it is a property not to be missed.

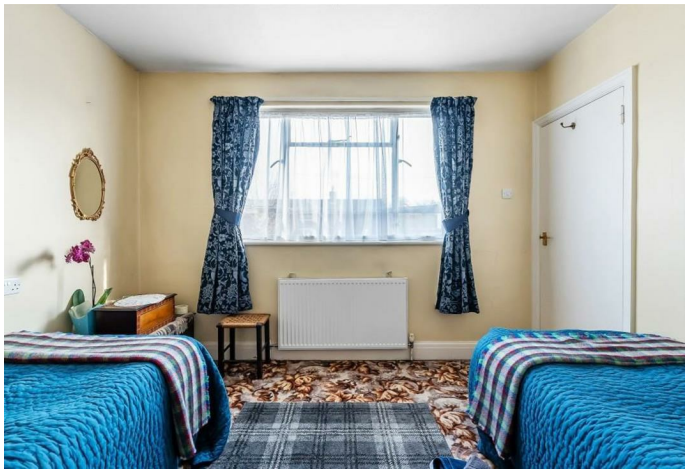
## Situation

Croft Avenue offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west.
The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas and Starbucks and Costa Coffee to mention just a few.
The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well regarded primary and secondary schools.
The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. Denbies, the country's largest vineyard, is just to the north of the town. The M25 can be accessed at Leatherhead and Reigate, respectively junctions 8 or 9.

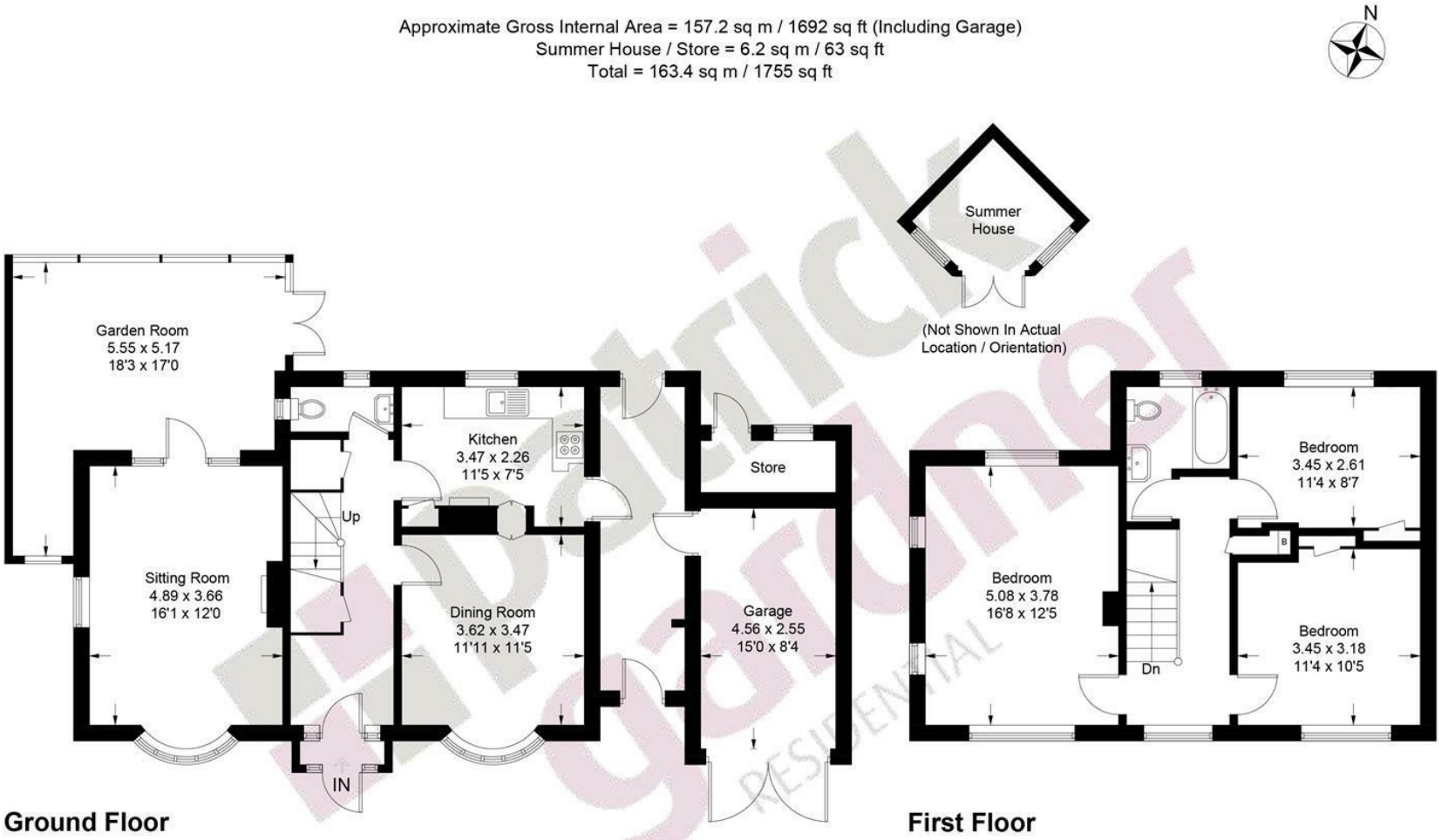
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|---|---|
| **Tenure** | Freehold |
| **EPC** | D |
| **Council Tax Band** | F |







Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft (Including Garage)
Summer House / Store = 6.2 sq m / 63 sq ft
Total = 163.4 sq m / 1755 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. (ID1280648)

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