



West Street, Dorking

£600,000

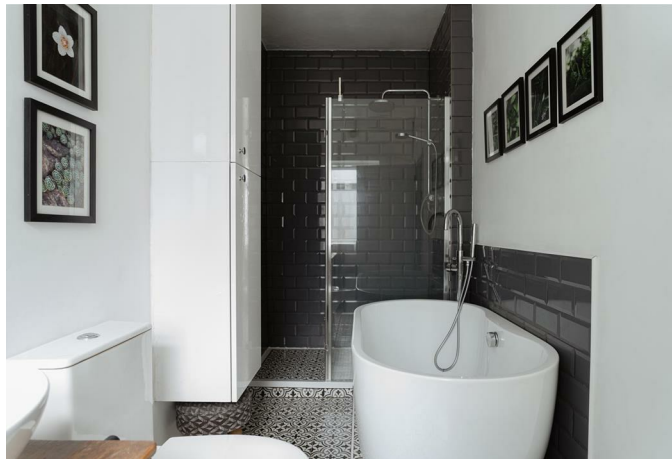




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Combining flexible accommodation, excellent home-working facilities, modern energy-efficient upgrades and an outstanding location close to the heart of Dorking, this is a unique home perfectly suited to contemporary living.

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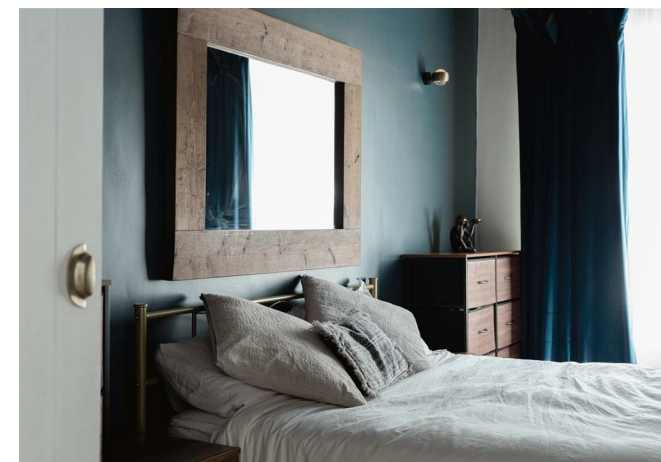
This beautifully presented three-bedroom home offers over 1,120 sq ft of versatile accommodation (excluding the detached office and gym), making it an ideal choice for families, professionals or those seeking flexible home-working space. Perfectly positioned on sought-after West Street, the property is just a short walk from Dorking town centre, an excellent selection of shops, cafés and restaurants, highly regarded schools, and the town's railway stations, making it exceptionally convenient for everyday living and commuting.

The heart of the home is the spacious open-plan kitchen/dining room, providing an excellent space for both everyday living and entertaining. The adjoining living room enjoys direct access to the garden, while a generous double bedroom and a stylish family bathroom complete the ground floor. Upstairs are two further double bedrooms, including a spacious principal bedroom with its own en-suite shower room, together with useful landing storage.

Outside, the property benefits from a detached garden building comprising a gym and adjoining office, ideal for remote working, fitness or hobbies. A separate den provides additional flexible space, perfect as a studio, playroom or peaceful retreat.

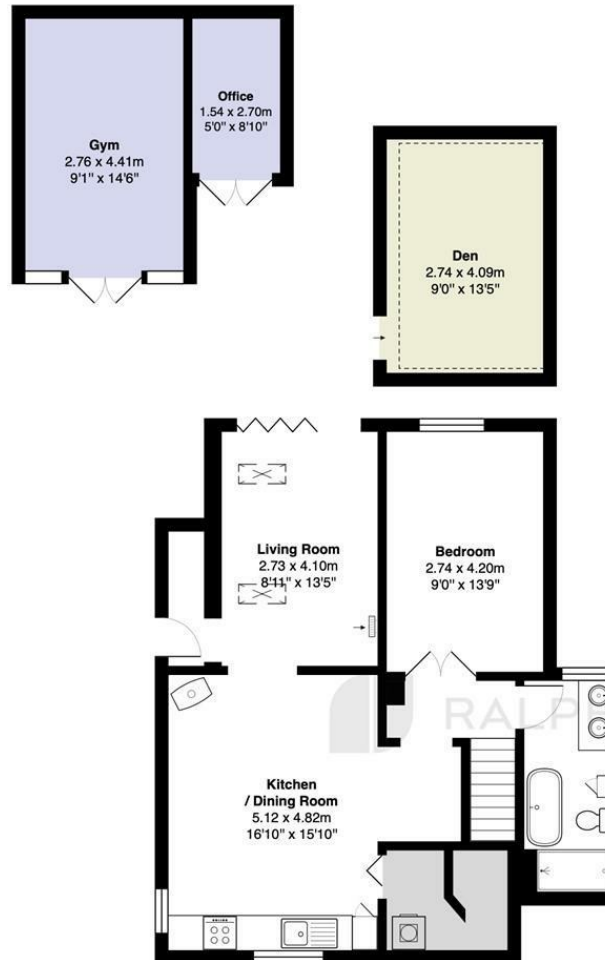
The current owners have made a number of thoughtful improvements, including treble-glazed windows throughout, individually controlled infrared heating in every room and a 125-litre Megaflo Eco unvented hot water cylinder, installed around five years ago. The extension also benefits from the remainder of a 10-year structural warranty, with approximately eight years remaining.

Parking is often an important consideration for buyers, and the current owners have lived here for eight years without ever experiencing any difficulties parking on Howard Road. The property falls within the residents' parking permit scheme, with permits currently costing approximately £100 per year.

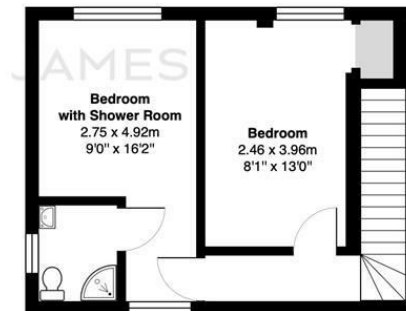


Need to know

- Three spacious double bedrooms
- Two modern bathrooms
- Open-plan kitchen/dining
- Detached office and gym
- Treble-glazed windows
- Infrared heating system
- Close to Dorking centre
- Near schools and stations
- Residents' parking permit
- Large rear garden



Ground Floor



First Floor



West Street, Dorking

Total Area: 104.2 m² ... 1121 ft² (excluding office and gym)

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Interested?

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