



9 Masons Paddock, Dorking, RH4 1HY

Price Guide £520,000

**patrick  
gardner**  
RESIDENTIAL



- 3/4 BEDROOM TOWN HOUSE
- OWNERS FOR OVER 45 YEARS
- EXTENDED TO REAR
- FLEXIBLE LIVING SPACE
- HUGE POTENTIAL
- SET OVER THREE FLOORS
- INTEGRAL SINGLE GARAGE
- REAR LAWNED GARDEN
- LOCATED IN QUIET CUL-DE-SAC
- NO ONWARD CHAIN

## Description

A rare opportunity to purchase a 3/4 bedroom town house which offers plenty of potential for those who are looking to create their dream home. all within walking distance to Dorking and all of the facilities that it has to offer.

Located in this popular cul de sac, this mid-terraced town house offers flexibility for family living and potential to put your own stamp on this desirable area of Surrey.

The ground floor comprises of a generous hallway with w.c. The hall leads into the dining area with open access to the extended kitchen. A double glazed door and window overlooks the pretty, well maintained rear garden with lawn and established planting.

Stairs lead up to the first floor, with the lounge windows overlooking the front elevation. There is a second double bedroom and the family bathroom also situated on this floor.

From the landing the staircase continues up to the two further bedrooms on the top floor with an airing cupboard housing the central heating boiler.

An integral single garage provides ample storage and will accommodate a small motor vehicle.

The property is offered to the open market with no onward chain.



## Situation

Located in the heart of Dorking and moments from the High Street, Mason's Paddock can be found on the corner of Limeway Terrace and Chalkpit Terrace.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars.

Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, and gym.

Railway stations link to London, Guildford, Gatwick Airport and Brighton. Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

**Tenure**

Freehold

**EPC**

D

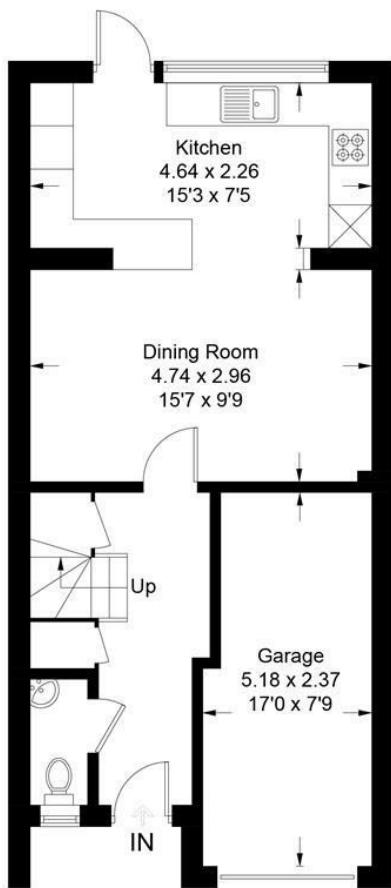
**Council Tax Band**

E

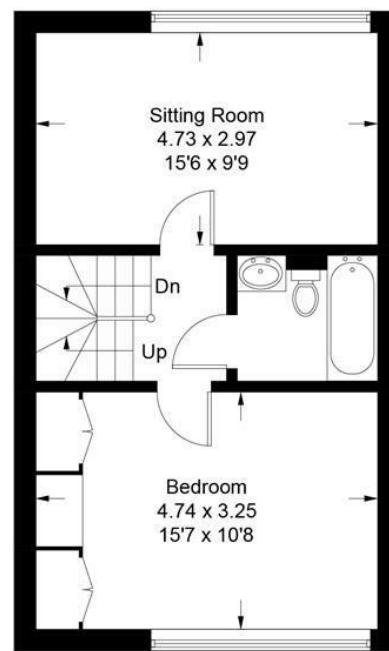
Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft

Garage = 11.6 sq m / 125 sq ft

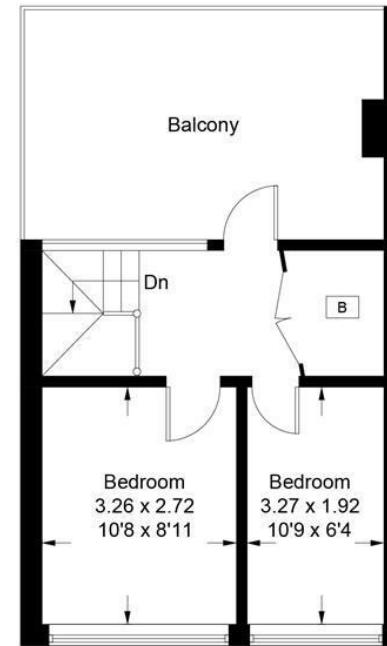
Total = 113.1 sq m / 1217 sq ft



**Ground Floor**



**First Floor**



**Second 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 decisions reliant upon them. (ID962190)

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