



 **patrick
gardner**
RESIDENTIAL

Flat 2 4 Knoll Road, Dorking, Surrey, RH4 3EW

Asking Price £299,950



- GROUND FLOOR APARTMENT
- STUNNING RECEPTION ROOM
- LARGE DOUBLE BEDROOM
- PERIOD FEATURES
- COMMUNAL GARDEN
- SUPERB LOCATION
- PRIVATE TERRACE
- HIGH CEILINGS
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Description

A superbly presented and rarely available apartment occupying the ground floor of this attractive Victorian villa. Situated in a sought-after residential road and only a short distance from Dorking town centre. Offered to the market with no onward chain, further benefits include communal grounds and a private terrace with direct access from the superb formal sitting room.

Accommodation briefly comprises of a communal hallway leading to the front door. The entrance hall provides access to all principal rooms. The open plan sitting/dining room (18'3 x 15'7) is a particular feature of the home with high ceilings, a feature fireplace surround and direct access via double doors to the front terrace. The master bedroom (13'8 x 12'5) is another superb room and benefits from large built-in wardrobes and views of the communal garden. The bedroom is serviced by a fully fitted family bathroom. The kitchen offers a selection of base units with matching eye level cupboards, ample worktops and integrated appliances. There is also a large store cupboard. A door from the kitchen leads to a further terrace with steps down to the communal grounds. The communal garden is well maintained and mainly laid to lawn with a selection of hedgerow borders and various seating areas.

Situation

Knoll Road is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. There are also a number of popular gastro pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Tenure

Share of Freehold

EPC

D

Council Tax Band

C

Lease

999 Years from 1 April 1981

Service Charge

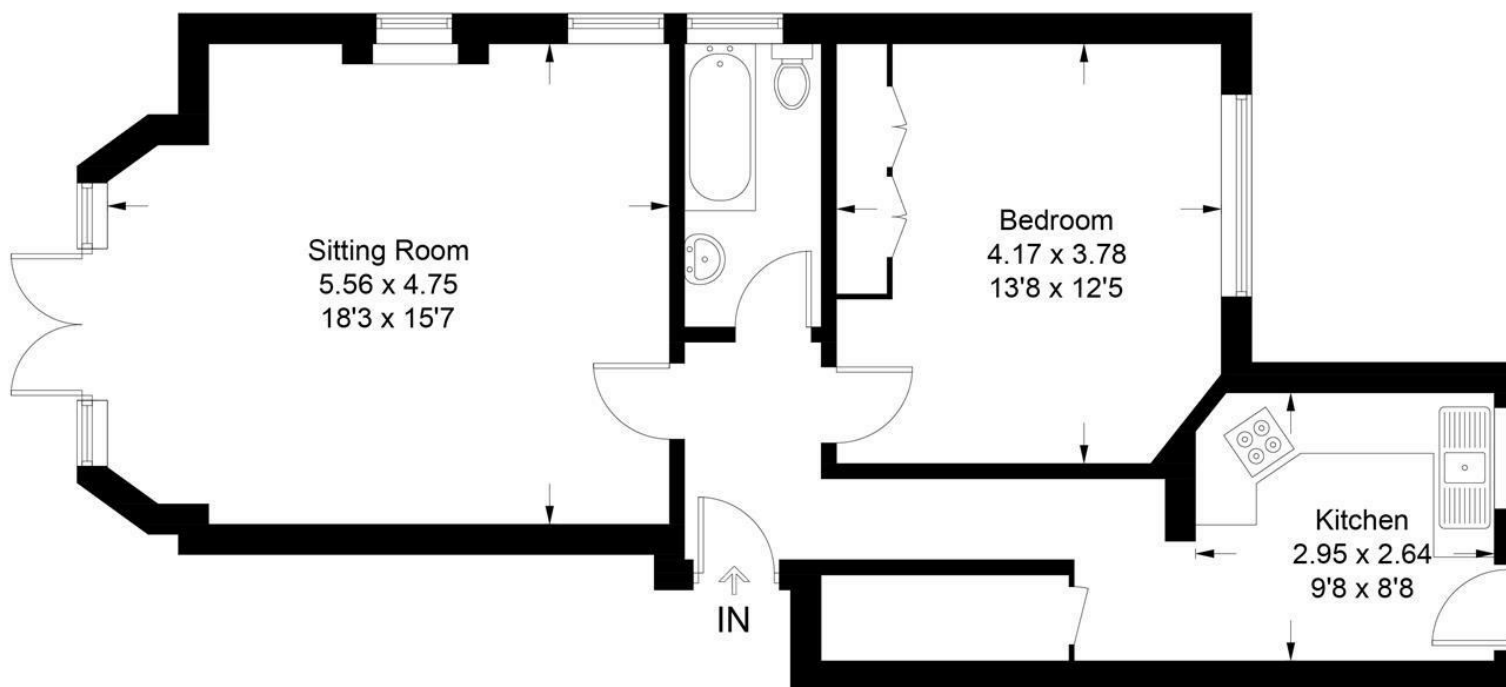
£2,004 Per Annum

Ground Rent

Peppercorn



Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



Ground 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. (ID1191669)
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