



37A Leith Road, Beare Green, Surrey, RH5 4RG

Price Guide £475,000



- SEMI DETACHED CHALET BUNGALOW
- ADAPTABLE ACCOMMODATION
- CONSERVATORY
- DRIVEWAY PARKING
- DOUBLE GLAZED
- TWO DOUBLE BEDROOMS
- SITTING ROOM (17'1 x 14'11)
- FITTED KITCHEN
- LANDSCAPED GARDENS
- GAS CENTRAL HEATING

Description

Nestled in the charming area of Beare Green, this well-presented two-bedroom semi-detached chalet bungalow on Leith Road offers a delightful blend of comfort and versatility. The property occupies a pleasant position within a popular residential neighbourhood, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a spacious sitting room that seamlessly connects to the kitchen, creating an inviting space for both relaxation and entertaining. The large conservatory is a standout feature, providing a bright and airy atmosphere while offering lovely views of the beautifully landscaped gardens. This area is perfect for enjoying your morning coffee or hosting gatherings with friends and family.

The ground floor also boasts a master bedroom situated at the front of the property, ensuring a tranquil space for rest. Additionally, a convenient ground floor W.C. enhances the practicality of the layout.

Venturing to the first floor, you will find a further double bedroom, ideal for guests or family members. The oversized family bathroom is a luxurious touch, featuring both a bath and a walk-in shower.

Outside, the property benefits from driveway parking, ensuring ease of access. The landscaped gardens provide a serene outdoor space, perfect for enjoying the fresh air or tending to your gardening hobbies.

This charming chalet bungalow is a wonderful opportunity for those looking to settle in a desirable location, combining modern living with the comforts of home.

Situation

Nestled on the southern edge of Dorking, the charming village of Beare Green offers the perfect blend of relaxed country living and convenience. This idyllic location boasts great local amenities and beautiful rural surroundings, yet remains close to Holmwood train station with direct trains to London Waterloo and nearby towns. Additionally, Holmwood Common, a stunning National Trust-owned woodland, is less than ten minutes drive away.

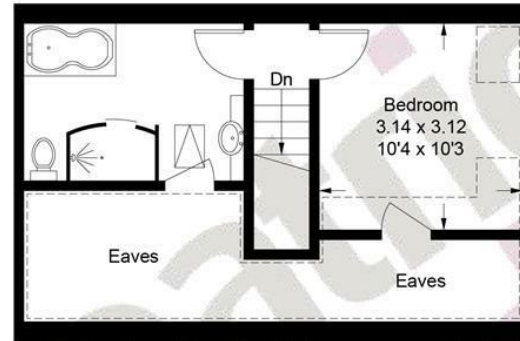
Nearby Dorking is an traditional market town that effortlessly offers modern amenities and plentiful shopping. Surrounded by picturesque landscapes, including Box Hill, it offers a serene retreat, together with a vibrant high street with boutique shops, cosy cafes, gastro pubs and restaurants. The area benefits from superb transport links, with easy access to Dorking, the M25, and regular train services to London Waterloo and Victoria. For outdoor enthusiasts, there are endless cycling routes, dog walking and hiking in the nearby Surrey Hills, offering opportunities to explore and relax.

Tenure	Freehold
EPC	C
Council Tax Band	D

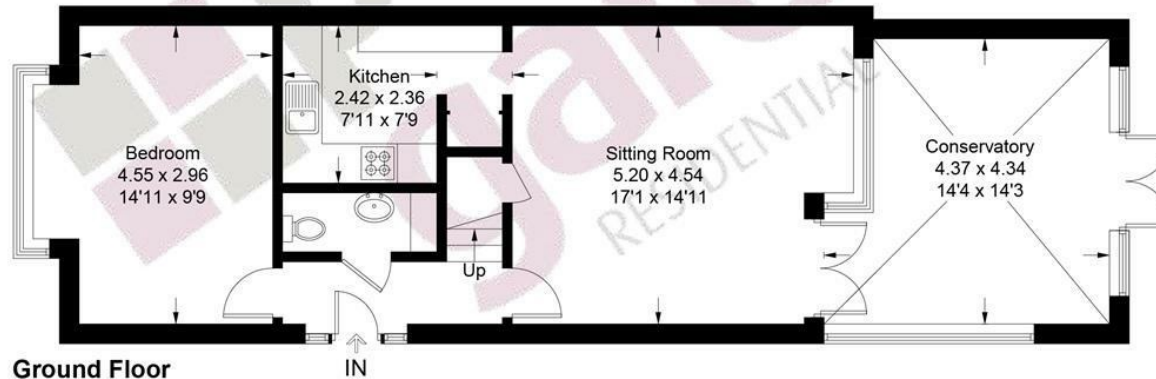


Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft
(Excluding Eaves)

 = Reduced headroom below 1.5m / 5'0



First Floor



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. (ID1274898)

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