



Upper Flat 22 Wathen Road, Dorking, Surrey, RH4 1JY

Asking Price £399,950



- SPLIT LEVEL APARTMENT
- TOWN CENTRE LOCATION
- KITCHEN/BREAKFAST ROOM
- FAR REACHING VIEWS
- GAS CENTRAL HEATING

- THREE BEDROOMS
- LARGE OPEN PLAN RECEPTION ROOM
- MODERN FAMILY BATHROOM
- PERIOD FEATURES
- HOME OFFICE/THIRD BEDROOM

Description

This beautifully presented three-bedroom split level apartment offers bright and spacious accommodation arranged over two floors. Located in a sought-after residential road in the heart of Dorking further benefits include far reaching views towards Box Hill and a superb open plan living/dining room.

Accommodation comprises of a front door with stairs leading to a spacious hallway providing access to all principle rooms. To the rear of the property is a modern shaker style kitchen/breakfast room that includes an ample selection of base units with matching eye level cupboards. Complemented by wood block work surfaces there is also a range of integrated appliances including a dishwasher and built-in double oven with gas hob. To the front of the property is the open plan living/dining room with a large bay window and charming fireplace, with spacious dimensions this room is a great place to entertain. The dining area provides a perfect space for a large dining table. The fully fitted family bathroom has been refurbished to a high standard in recent years and includes a freestanding bath with overhead waterfall shower and stylish tiling. There is a separate W.C. The second double bedroom completes the first-floor accommodation and could be adaptable to suit individual needs.

An easy rising staircase leads to the top floor accommodation where two further bedrooms can be found with varying aspects. The master bedroom has been tastefully decorated and includes full width built in wardrobes, a feature fireplace surround and dual sash windows. The third bedroom with ample eave storage is currently arranged as a home office and enjoys stunning views towards Box Hill in the distance.

Situation

Tenure

Share of Freehold

EPC

C

Council Tax Band

Add text here

Lease

Add text here

Service Charge

Add text here

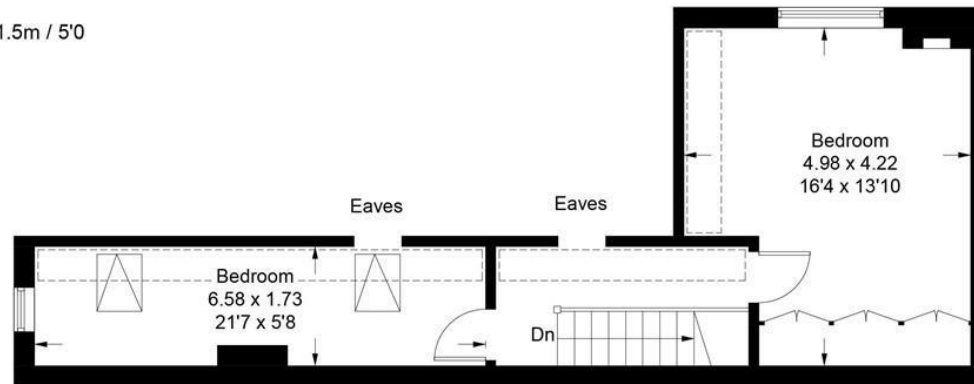
Ground Rent



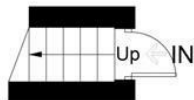
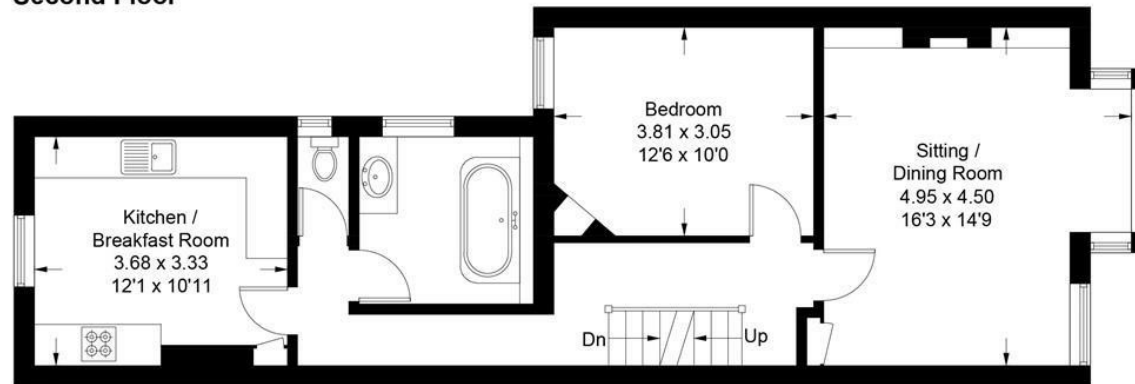
Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft



 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor

First 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. (ID890658)

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