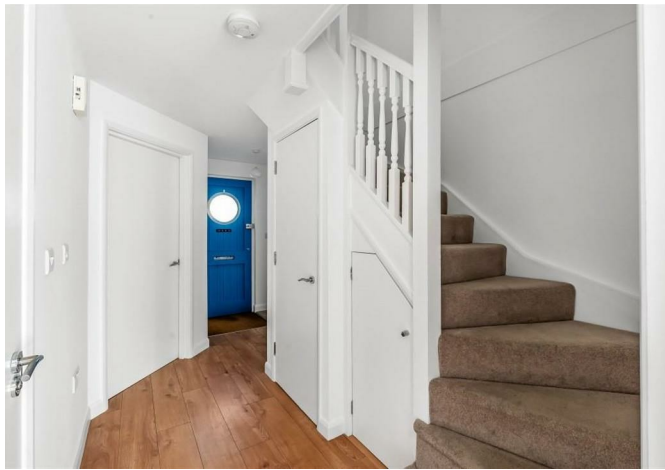




1 Mount Row Vincent Road, Dorking, RH4 3JB

Price Guide £449,950



- THREE BEDROOM HOME
- ADAPTABLE ACCOMMODATION
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- PRIME LOCATION
- FORMAL SITTING ROOM
- TWO BATHROOMS
- SMALL COURTYARD AREA
- ARRANGED OVER THREE FLOORS

Description

Nestled in the heart of Dorking, on the sought-after Vincent Road, this contemporary townhouse offers a splendid opportunity for those seeking a modern lifestyle in a prime town centre location. The property boasts versatile accommodation arranged over three well-designed floors, providing ample space for both relaxation and entertaining.

The property features three bedrooms, perfect for families or those wishing to have a guest room or home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The exterior of the property includes driveway parking, a valuable asset in this bustling area, along with a small rear courtyard that offers a private outdoor space.

Just a stone's throw from Dorking town centre, residents will benefit from a wealth of local amenities, including shops, restaurants, and excellent transport links. The absence of an onward chain makes this property even more appealing, allowing for a smooth and swift transition into your new home.

Situation

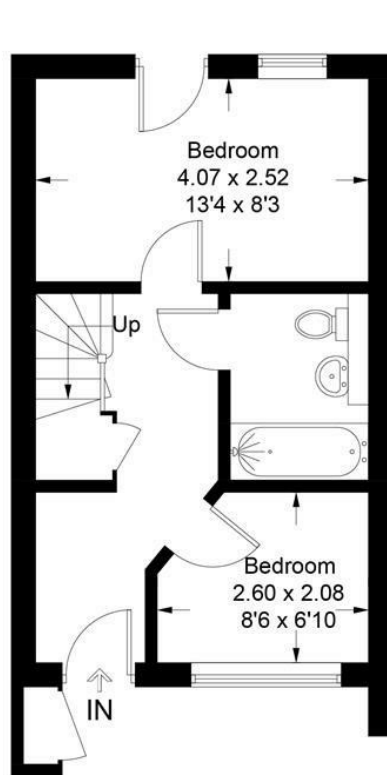
Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Sorrel run by Michelin star chef Steve Drake along with a number of well regarded pubs. The Dorking 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 with the property located within St Pauls School catchment and close to The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Tenure	Freehold
EPC	C
Council Tax Band	E

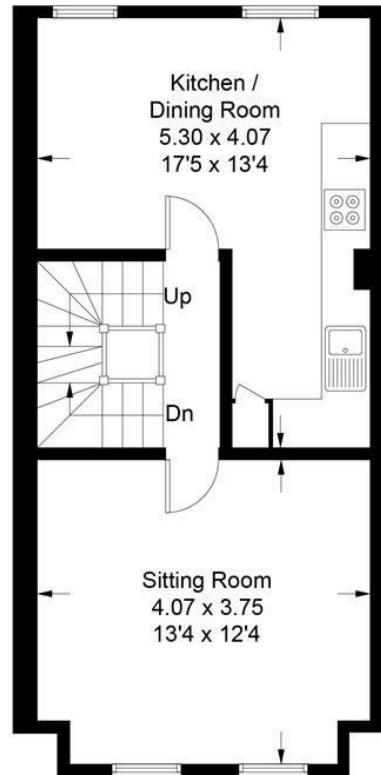


 = Reduced headroom below 1.5m / 5'0

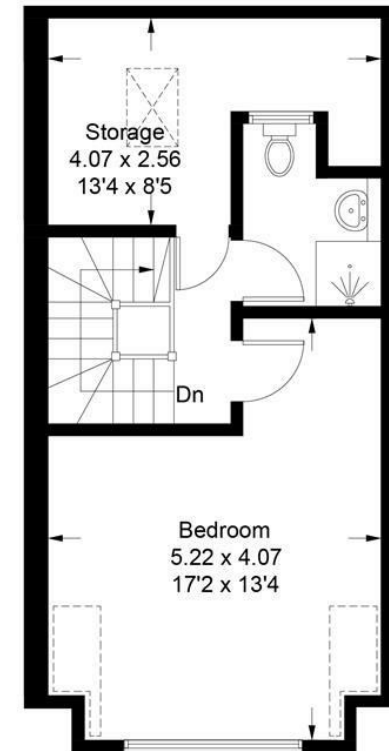
Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft



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. (ID1220126)
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