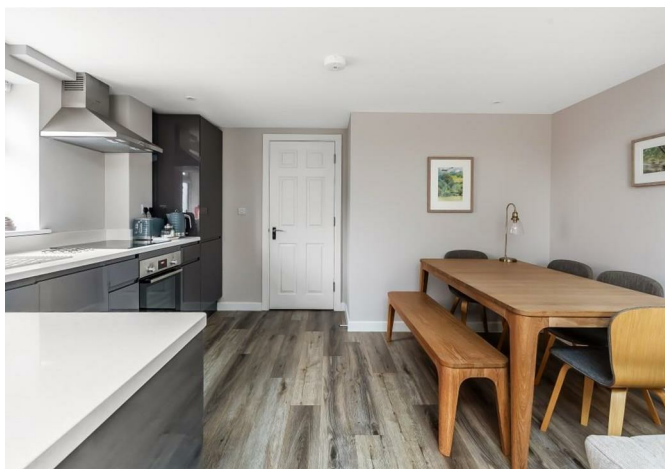




2 Farmers Court, 17a Ansell Road, Dorking, RH4 1GT

Guide Price £299,950



- ONE BEDROOM HOME
- TOWN CENTRE LOCATION
- OPEN PLAN RECEPTION ROOM
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN

- FREEHOLD
- BEAUTIFULLY PRESENTED
- OUTSIDE TERRACE
- ELECTRIC CENTRAL HEATING
- SHOWER ROOM & GROUND FLOOR W.C.

Description

Situated in the charming area of Farmers Court, Dorking, this superbly presented home offers bright and modern accommodation arranged over two floors. Completed in 2021, this one-bedroom property is ideally situated just a stone's throw from the vibrant town centre of Dorking.

Upon entering, you are welcomed into a fantastic open-plan kitchen, sitting, and living room, which creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The space is thoughtfully designed, allowing for a seamless flow between the kitchen and living areas. The inviting entrance hall also provides access to a ground floor W.C.

The large double bedroom is a true highlight, featuring built-in wardrobes that provide ample storage while maintaining a clean and tidy aesthetic. This bedroom is serviced by a modern shower room.

Externally, the property boasts a small decked courtyard area, perfect for enjoying a morning coffee or unwinding after a long day. This outdoor space adds to the overall appeal of the home, providing a private retreat in which to relax.

With no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to downsize. Whether you are seeking a peaceful abode or a convenient base close to local amenities, this one-bedroom house in Dorking is not to be missed.

Situation

Central to 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, there is also 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. Meadowbank Park is moments away with a vast range of recreational facilities.

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.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

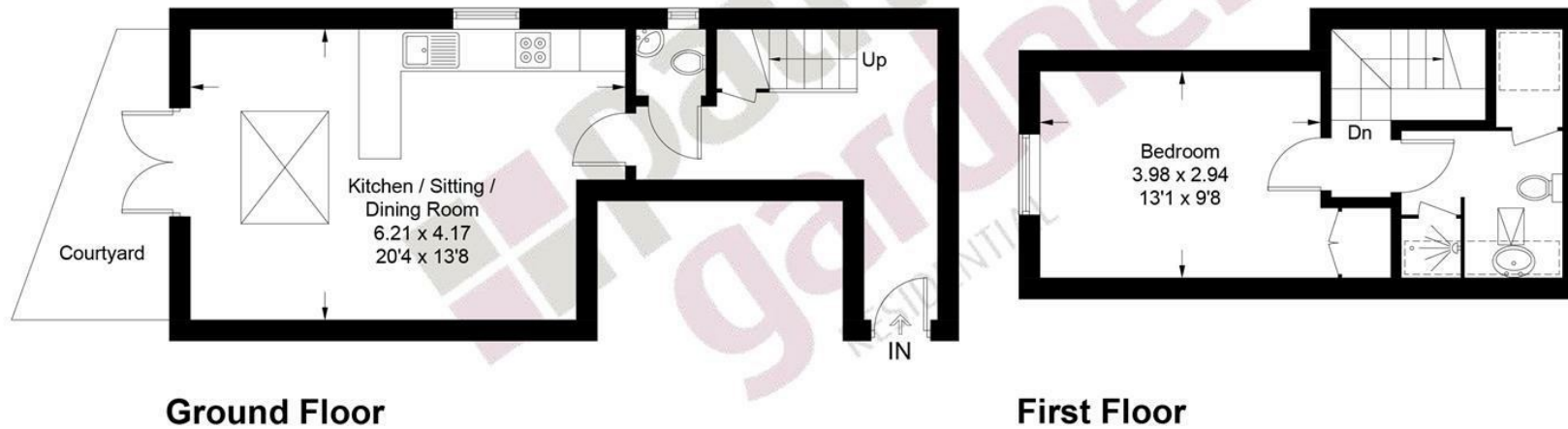
Tenure	Freehold
EPC	D
Council Tax Band	C



Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1277052)
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