



26 Howard Road, Dorking, Surrey, RH4 3HP

Guide Price £775,000



- STUNNING VICTORIAN HOME
- PRIME TOWN LOCATION
- TWO FORMAL RECEPTION ROOMS
- THREE BEDROOMS + BONUS LOFT ROOM
- SOUTH/WEST FACING GARDEN
- OFFERING 1661 SQ FT OF ACCOMMODATION
- DRIVEWAY PARKING
- MODERN KITCHEN
- SEPARATE TV ROOM / ADAPTABLE BASEMENT
- WALKING DISTANCE TO SCHOOLS & TRAIN STATIONS

## Description

This most attractive semi-detached period property is set within a popular residential road moments from Dorking town centre and has the qualities of a bygone Victorian period rarely found today. Providing bright and spacious accommodation arranged over four floors further benefits include driveway parking and a South/West facing garden.

An inviting entrance hall provides access to all principal rooms. The formal sitting room with engineered oak flooring and feature fireplace enjoys views to the front from a large sash window. The dining room (19'0 x 11'10) is another generous space with delightful views of the garden and direct access to the rear terrace. The modern kitchen includes a selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances. There is also an integrated dishwasher and oven with gas hob.

Stairs down to the lower level provide access to the basement (17'5 x 12'6), currently arranged as a home office/T.V room it provides an adaptable space to suit individual needs.

The first floor consists of three double bedrooms that enjoy varying aspects and a family bathroom. The master bedroom (12'3 x 12'0) is superbly presented and includes an ensuite shower room and built in wardrobes. The second bedroom also provides access via an easy rising staircase to the bonus loft room which could be used in a variety of ways.

Externally the property has the luxury of driveway parking. The rear garden is mainly laid to lawn and enjoys a sunny South/West facing aspect with a generous decked area providing a great place to entertain.

## Situation

Howard Road is a highly regarded residential road and within the conservation area, situated in the heart of the pretty market town of Dorking. There is a selection of independent shops and restaurants, weekly outdoor markets as well as national shops within a few minutes' walk.

Schools nearby include The Ashcombe, St Paul's, St Josephs, The Priory and Powell Corderoy.

Dorking Halls features live events, the cinema, and a sports hall with pool. Moments from Howard Road is Dorking's popular West Street with appeal to antique hunters, and shoppers with its collection of shops, pubs, cafés, and restaurants.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles.

The Surrey Hills countryside surrounding Dorking is designated an Area of Outstanding Natural Beauty (AONB) and offers some of the county's finest walking, riding and cycling with Box Hill, Headley Heath, Leith Hill, and Polesden Lacey all close by. Denbies, the UK's largest vineyard and one of five 'Vineyards of Surrey Hills', is accessed just at the end of Dorking.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 154.4 sq m / 1661 sq ft  
(Including Loft room)

 = 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. (ID1178006)  
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