



2 Avondale Villas Moores Road, Dorking, Surrey, RH4 2BG

Guide Price £715,000



- SUPERB SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- BUILT IN 2014 BY MARTIN GRANT HOMES
- MASTER BEDROOM SUITE
- SOUTH WEST FACING REAR GARDEN
- SPACIOUS OPEN PLAN LIVING SPACE
- BEAUTIFULLY FITTED KITCHEN
- FAMILY BATHROOM
- TWO EN-SUITE SHOWER ROOMS
- SINGLE GARAGE TO REAR + PARKING SPACE

Description

Avondale Villas offers a most convenient position, ideal for those who are looking for a larger family home or for those looking to downsize, but keen to stay in Dorking Town Centre. Built by Martin Grant Homes in 2014, this attractive four-bedroom, semi-detached home is conveniently positioned in Moores Road with access into Brunswick Walk, a private cul-de-sac only a stone's throw from the high street.

Situated over three floors, the ground floor accommodation comprises of an entrance hall with downstairs W.C. and access into the open-plan living area. An inviting space which forms the heart of this stunning home and incorporates a separate dining area to the front, with the central kitchen area to the lounge at the rear with bifold doors leading out onto the landscaped garden.

Three bedrooms are situated on the first floor with a family bathroom and an en-suite to the second bedroom, both with electric underfloor heating. The generously sized, master bedroom suite is located on the top floor and provides a separate dressing area along with a flawless en-suite shower room. All bathroom suites are finished to a very high standard with Villeroy & Boch sanitary ware and Hansgrohe products.

Externally, the south-west facing rear garden is mainly laid to lawn with a large patio area and timber shed. There is direct access into the single garage with off-street parking in front and side pedestrian access leading into Brunswick Walk.

Please note, there is a service charge of £700 Per Annum (2025). This covers the upkeep of communal areas, roads and plants, electricity for communal lights and insurances. This year premium has already been paid by the present owner.



Situation

Avondale Villas offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the South, East & West. The town offers a fine selection of facilities including five supermarkets, an array of local and national shops, including Marks & Spencer, FatFace, Robert Dyas, Starbucks and Costa Coffee to mention just a few.

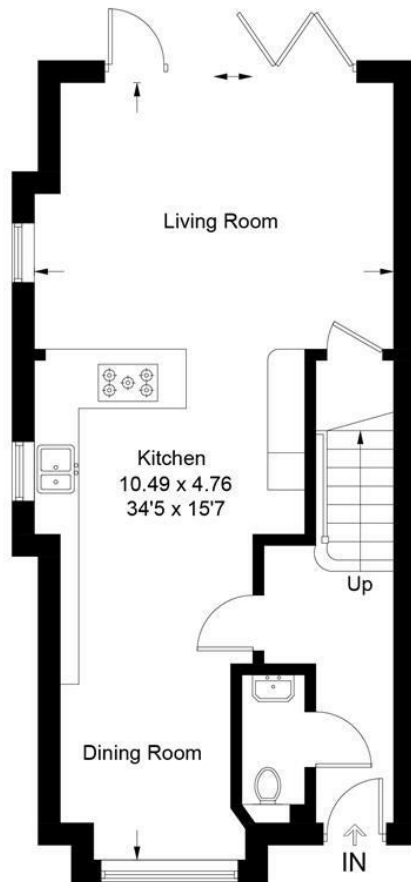
The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools in close proximity.

Tenure	Freehold
EPC	C
Council Tax Band	F
Service Charge	£700 P.A.

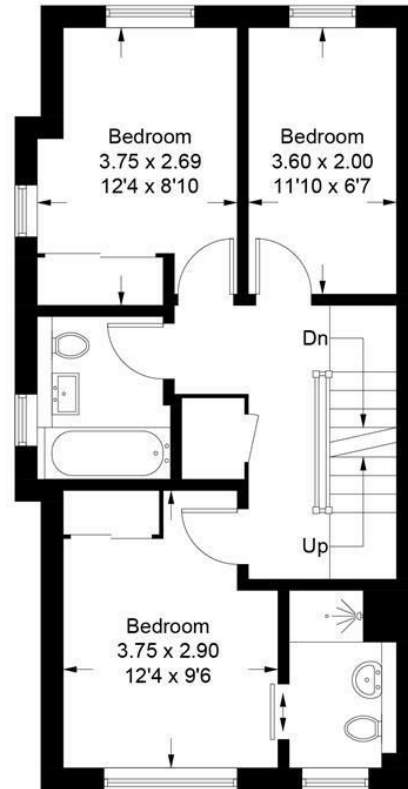
Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 143.0 sq m / 1539 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1173611)
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