



**patrick
gardner**
RESIDENTIAL

12 Harrow Road East, Dorking, Surrey, RH4 2AX

Price Guide £499,500



- ATTRACTIVE DETACHED VICTORIAN HOUSE
- ARRANGED OVER THREE FLOORS
- SUPERB KITCHEN / DINING / FAMILY ROOM
- TWO DOUBLE BEDROOMS
- DELIGHTFUL LANDSCAPED REAR GARDEN
- LOCATED CLOSE TO DORKING TOWN
- MODERN LIVING WITH PERIOD STYLE
- RECEPTION ROOM/ BEDROOM 3
- MODERN FAMILY BATHROOM
- OFFERED WITH NO ONWARD CHAIN

Description

Nestled on Harrow Road East in the picturesque town of Dorking, this charming detached Victorian house offers a delightful blend of period features and modern living. With its prime location just a stone's throw from Dorking Town Centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

Arranged over three floors, a large open-plan kitchen/dining/living room situated on the lower ground floor is a standout feature, perfect for entertaining guests or enjoying family meals, with direct access to the garden allowing for seamless indoor-outdoor living. A separate utility room can also be accessed from the kitchen.

The ground floor includes two further reception rooms, of which, one could be used as a third Bedroom, offering versatility for both leisure and work. The other can easily serve as a study, making it an ideal space for those who work from home. A refurbished, modern bathroom is also located on this floor and two generously sized double bedrooms complete the accommodation on the first floor.

Externally, a pretty landscaped garden to the rear with mature planting provides the perfect space to relax and unwind.

This attractive Victorian home combines character with comfort, making it a perfect choice for families or professionals seeking a tranquil yet convenient lifestyle in Dorking. With its well-proportioned rooms and charming features, this property is sure to impress and is offered to the market with no onward chain.



Situation

Harrow Road East is situated within easy reach of Dorking Town Centre with its comprehensive range of shops, including Waitrose, Marks & Spencer, Waterstones and W H Smiths, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls includes a theatre, cinema and sports centre conveniently located at the top of the High Street.

Dorking offers a highly regarded selection of schools at all levels and Dorking mainline station offers services to London Victoria and London Waterloo (50 minutes), whilst Dorking Deepdene & Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

To the north of the town is Denbies Vineyard, the UK's largest vineyard offering tours, restaurants, a brewery and some wonderful walks. In the immediate surrounding area is some of the County's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

Tenure	Freehold
EPC	E
Council Tax Band	E

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



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. (ID1200364)

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