



22 Mount Street, Dorking, Surrey, RH4 3HX

Asking Price £425,000



- POPULAR VICTORIAN PERIOD PROPERTY
- EN SUITE BATHROOM
- PRETTY COTTAGE STYLE REAR GARDEN
- 2 SEPARATE RECEPTION ROOMS
- IDEAL CUL DE SAC LOCATION
- 2 DOUBLE BEDROOMS
- REMODELLED KITCHEN
- GREAT FIRST PURCHASE
- GROUND FLOOR W.C
- NO ONWARD CHAIN

Description

Mount Street is a very well presented modernised two bedroom terraced house set in the most quiet and yet convenient location in the heart of Dorking.

From the front door there are two reception rooms with a log burning stove in the front reception room and a large cupboard under the stairs from the dining room. The kitchen was recently updated with modern, contemporary fitted units, complemented by an attractive range cooker and a slate style tiled flooring. From here you will find a downstairs cloakroom/w.c. and door to the rear garden.

Upstairs there is are two pretty double bedrooms with the bathroom comprising a white suite with a shower above the bath, is situated to the rear of the second bedroom.

The landscaped cottage style garden provides a beautiful haven for those who seek a quiet retreat after a hard days work.

If you are looking for something that you can move straight into, then this could be what you have been waiting for.

Situation

Located in the heart of Dorking and a short walk from the High Street.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars.

Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes.

The area is well-served by state and independent schools, as well as doctors' surgeries and dentists.

Railway stations link to London, Guildford, Gatwick Airport and Brighton.

Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

Tenure

Freehold

EPC

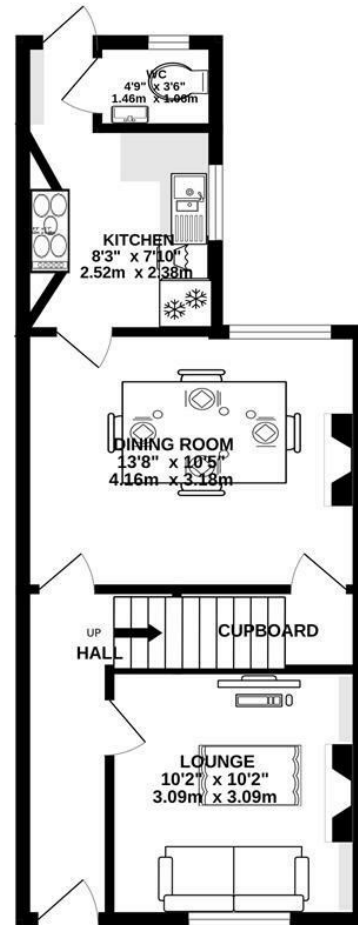
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Council Tax Band

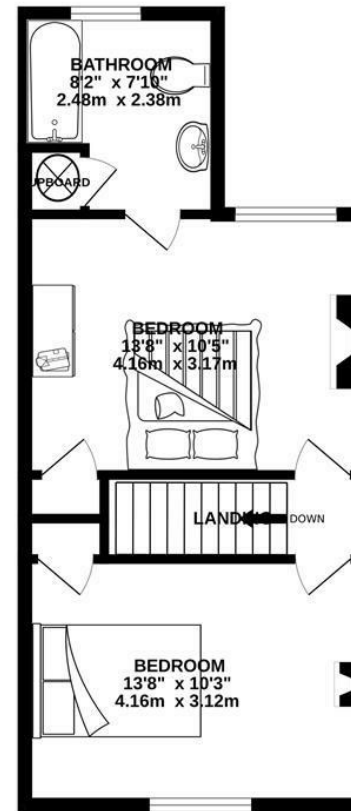
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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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