5 Leslie Road, Pixham, Dorking, RH4 1PW

Offers Over £430,000

- SEMI DETACHED HOME
- CHARMING CHARACTER
- DESIRABLE LOCATION
- KITCHEN/DINING ROOM
- WALKING DISTANCE TO TWO TRAIN STATIONS
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC SETTING
- FORMAL SITTING ROOM
- WELL PRESENTED
- NO ONWARD CHAIN

Description

Positioned in the charming village of Pixham, Dorking, this delightful semi detached cottage on Leslie Road offers a perfect blend of period character and modern convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Both double bedrooms are generously sized, ensuring comfort for all occupants. The ground floor features a lounge with fireplace surround which leads into the kitchen, and bathroom beyond, enhancing the practicality of the home.

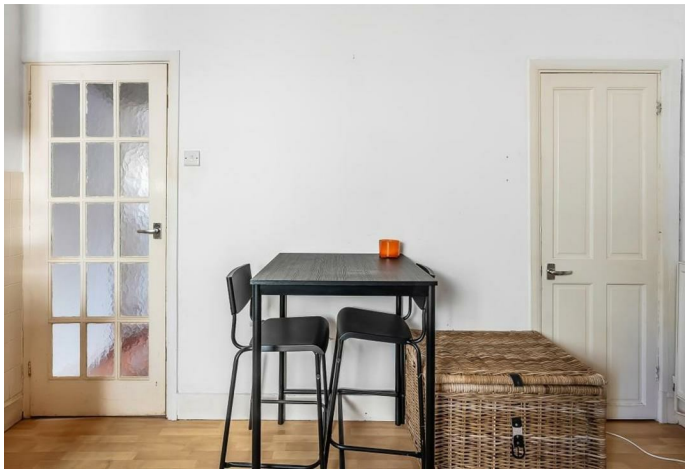
Set in a picturesque village setting, this property benefits from easy access to two local train stations, making commuting a breeze. This home is ready for you to make it your own.

This charming cottage is a rare find in the desirable Pixham area, combining modern living with the charm of a period home. Don't miss the opportunity to view this lovely property and experience the tranquil lifestyle it offers.

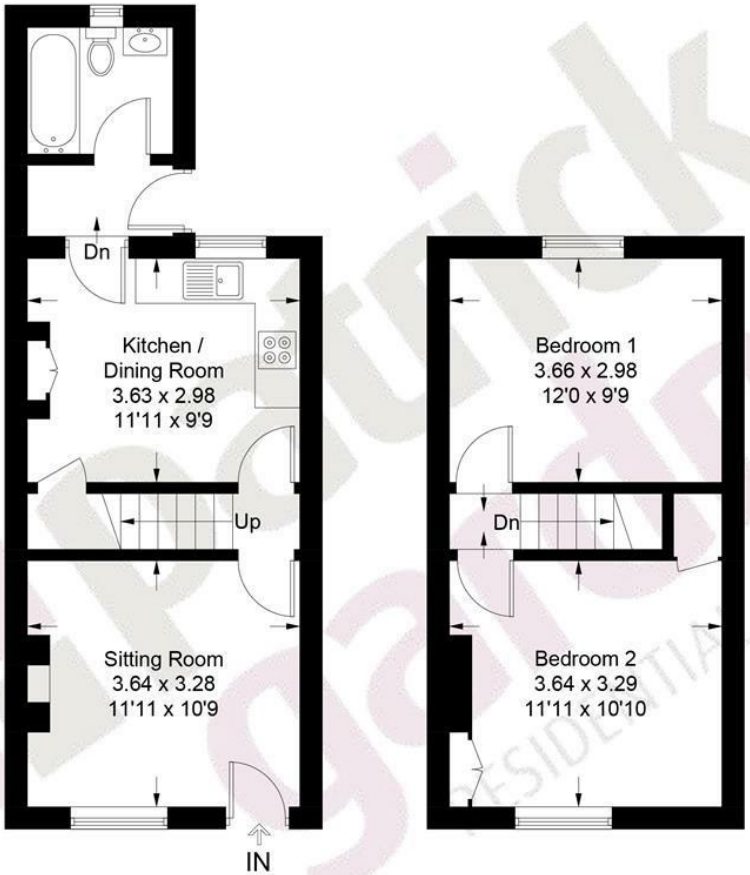
Situation

Situated just outside the centre of the market town of Dorking. There are two mainline train stations just a short distance away which offer services to both London Waterloo & Victoria from Dorking Main Line station. Dorking Deepdene station provides regular services to London Bridge (via Redhill). There are also services to Guildford, and Gatwick Airport to mention just a few. Dorking offers a vast selection of supermarkets, shops and restaurants. The Dorking Halls offers a cinema, theatre and entertainment with the Sports centre and swimming pool. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the counties finest walking, cycling and riding countryside including Box Hill, Ranmore, Leith Hill and the Surrey Hills. The M25 can be approached at junctions 8 & 9, Reigate and Leatherhead. This network provides access to both Heathrow and Gatwick Airports.

Tenure	Freehold
EPC	D
Council Tax	D



Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



Ground Floor **First 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. (ID1311782)

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