



**23 Hart Road**, Dorking, Surrey, RH4 1LA

**Guide Price £370,000 Leasehold**

## 23 Hart Road, Dorking, Surrey, RH4 1LA



- DUPLEX MAISONETTE
- TWO DOUBLE BEDROOMS
- ACCOMMODATION ARRANGED OVER TWO FLOORS
- TOWN CENTRE LOCATION
- BEAUTIFULLY PRESENTED
- PERIOD FEATURES
- ALLOCATED PARKING
- RECENTLY REFURBISHED
- STUNNING VIEWS
- EPC **D** & Council Tax Band **C**

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**The Property** This beautifully presented two double bedroom maisonette offers bright and spacious accommodation arranged over two floors. Located in a popular residential location and moments from Dorking High Street further benefits include allocated parking, stunning views of the surrounding countryside and a wonderful mix of modern and period features throughout.

Refurbished to a high standard in recent years accommodation includes an inviting entrance hall with hard wood flooring. The sitting room with views to the front is a real feature of the home and includes a beautiful feature fireplace, built in furniture and bay window with sash windows. The modern kitchen includes ample base units with matching eye level cupboards, a built-in oven with induction hob as well as space for the usual white good appliances and a breakfast bar area. The modern bathroom has been tastefully refurbished to provide a bath with shower over, W.C, wash hand basin and vanity unit.

Stairs from the hallway lead to the first-floor accommodation that comprises of two generous bedrooms with varying aspects. The master bedroom (13'9 x 12'6) is a fantastic room with a built-in wardrobe and space for a dressing table or home office as currently arranged. The second bedroom (13'9 x 11'8) is another great space with far reaching views towards Denbies in the distance. Externally to the front stairs lead to the private entrance and there is allocated parking to the rear for one vehicle.

**Lease remaining** 125 Years from September 2006

**Service Charge** £708.87 P.A including buildings insurance

**Ground Rent** £200 P.A

**Situation** Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the countrys finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.


Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

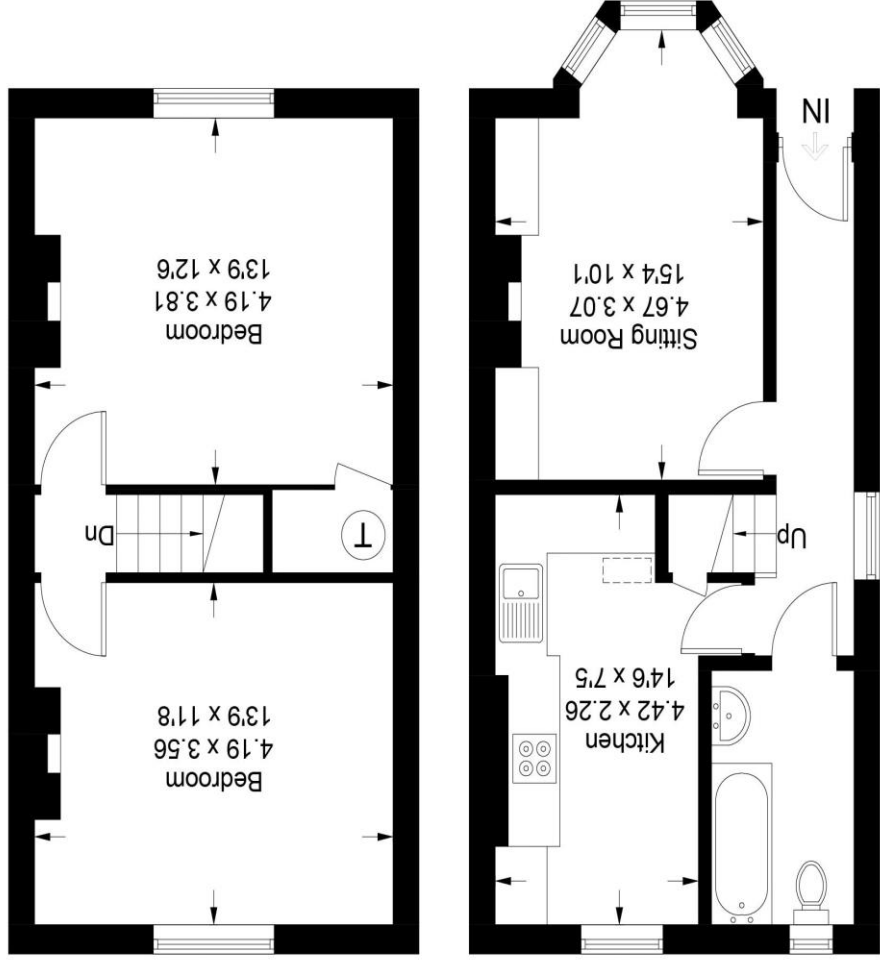
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Approximate Gross Internal Area = 69.1 sq m / 744 sq ft

 = Reduced headroom below 1.5m / 5'0"



**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. (ID848793)  
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