



**patrick  
gardner**  
RESIDENTIAL

2 Hart Road, Dorking, Surrey, RH4 1JS

Price Guide £499,950





- THREE BEDROOMS
- PRIME TOWN CENTRE LOCATION
- FORMAL LIVING ROOM
- WELL PRESENTED
- ATTRACTIVE GARDEN
- CHARACTER HOME
- KITCHEN/DINING ROOM
- CHARACTER FEATURES
- RESIDENT PERMIT PARKING
- NO ONWARD CHAIN

## Description

Nestled in the heart of Dorking, this attractive mid-terrace house on Hart Road presents a wonderful opportunity for those seeking a charming character home in a prime town centre location. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by a formal living room that exudes warmth and character, complemented by a separate kitchen and dining room at the rear, perfect for entertaining or enjoying family meals. The home is presented in good decorative order throughout, with several original features retained, adding to its unique charm and appeal.

The rear garden is a delightful space, mainly laid to lawn, providing a tranquil retreat for relaxation or outdoor activities. This property is particularly appealing as it is being sold with no onward chain, allowing for a smooth and efficient purchase process.

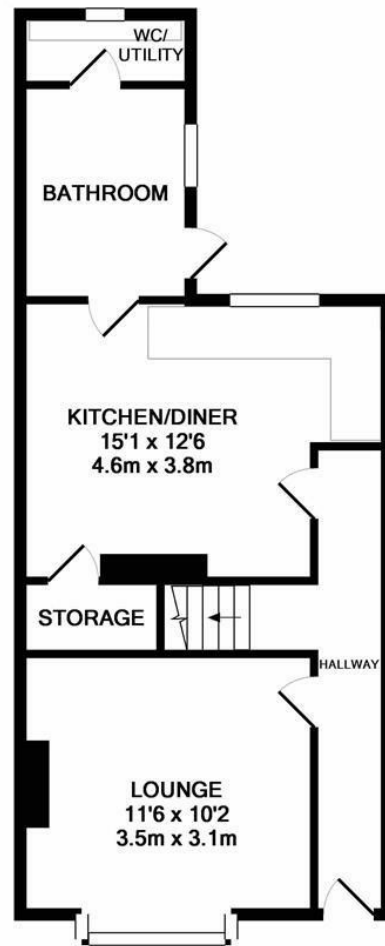
With its prime location, this home offers easy access to local amenities, shops, and transport links, making it a convenient choice for modern living. Whether you are a first-time buyer, a growing family, or looking to downsize, this three-bedroom character home is sure to impress.

## Situation

Central to 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. Meadowbank Park is moments away with a vast range of recreational facilities. 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.

Tenure	Freehold
EPC	D
Council Tax Band	D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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