



3 Vincent Road, Dorking, Surrey, RH4 3JB

Guide Price £570,000



- STUNNING VICTORIAN HOUSE
- TOWN CENTRE LOCATION
- FORMAL SITTING ROOM
- SPACIOUS DINING ROOM
- LARGE BASEMENT

- THREE DOUBLE BEDROOMS
- A MIX OF MODERN AND PERIOD FEATURES
- MODERN KITCHEN
- FEATURE FIREPLACES
- ARRANGED OVER FOUR FLOORS

Description

This bright and spacious three double bedroom Victorian home offers 1350 sq ft of adaptable accommodation arranged over four floors. Refurbished throughout in recent years the property provides a great mix of modern living whilst retaining many original features throughout.

Accommodation includes a light and airy entrance hall with high ceilings and solid wood flooring. The formal sitting room with large bay window is to the front of the property and enjoys well appointed furnishings with built in cupboards, shelving and an open fireplace. The separate dining room (14'3 x 11'8) is another large reception room with views to the rear garden and a stunning brick built fireplace that becomes the focal point of the room. The modern kitchen accessed via the dining room is a real feature of the home and has been upgraded in recent years to provide ample base units with matching eye level cupboards. There is also a selection of integral appliances including a dishwasher, built in oven and gas hob. A separate W.C with storage concludes the ground floor.

An easy rising staircase leads to the first floor landing that provides access to two spacious bedrooms with varying aspects. The master bedroom includes two built in wardrobes. The family bathroom has been tastefully modernised and includes a bath with shower over, heated towel rail and vanity unit. The top floor is again accessed by a staircase from the landing and provides a good size bedroom with far reaching views from three velux windows.

Externally the front walled garden has been paved to provide a pretty entrance via a gated path to the front door. The enclosed rear garden can be enjoyed all year round with a terrace area ideal for entertaining, well stocked flower beds and rear access via a gate.

Situation

Tenure

Freehold

Lease

Add text here

Service Charge

Add text here

Ground Rent

Add text here

EPC

E

Council Tax Band



Vincent Road, RH4

Approximate Gross Internal Area = 125.2 sq m / 1350 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 any decisions reliant upon them. (ID684841)

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