



11 Vincent Road, Dorking, Surrey, RH4 3JB

Offers In Excess Of £600,000



- THREE BEDROOM DETACHED HOME
- GATED DRIVEWAY PARKING AND GARAGE
- TWO FORMAL RECEPTION ROOMS
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- FULLY FITTED KITCHEN
- ADAPTABLE BASEMENT
- NO ONWARD CHAIN

Description

This well presented three bedroom detached Victorian home offers bright and spacious accommodation arranged over three floors. Located in a sought-after residential road close to Dorking Town centre, further benefits include driveway parking and garage as well as a large conservatory and multifunctional basement. The property is to be sold with no onward chain.

Accommodation comprises of a large entrance porch that leads into the main house. To the front of the property is a bright and airy living room with views to the front courtyard and beyond. To the rear is an impressive formal dining room with high ceilings that leads through to the modern kitchen. There is also a spacious conservatory that is adaptable to suit individual needs. The Kitchen provides ample base units with matching eye level cupboards as well as large working surfaces. Beyond the kitchen is a useful utility area with space for the usual white good appliances and a ground floor shower room with W.C. From the dining room stairs lead down to a spacious basement, a great space that could be used in a variety of ways.

The first floor includes three bedrooms with varying aspects. The master bedroom is to the front and adjacent to the third bedroom that could also become a walk-in wardrobe or home office. The second bedroom is to the rear of the property and enjoys views of the garden and includes a built-in wardrobe. There is also a family bathroom with a fully fitted white suite and bath with shower over. Externally to the front is a pretty walled terrace and gated driveway. To the rear is a single attached garage and garden that is mainly laid to lawn. There is also a pergola with a beautiful grape vine that happens to be a cutting from the 'Hampton Court Palace' Vine.

Situation

Tenure	Freehold
EPC	F
Council Tax Band	Add text here
Lease	Add text here
Service Charge	Add text here
Ground Rent	



Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft
 Basement = 20.0 sq m / 215 sq ft
 Garage = 11.1 sq m / 119 sq ft
 Total = 145.7 sq m / 1567 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 decisions reliant upon them. (ID882725)
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