



**patrick
gardner**
RESIDENTIAL

6 Dell Close Cottages Dell Close, Mickleham, Dorking, RH5 6EF

Price Guide £450,000



- NO CHAIN
- SEMI DETACHED HOUSE (APPROX 1006 SQFT)
- DRIVE
- STUNNING VIEWS
- GARAGE
- 2 DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- IN NEED OF REFURBISHMENT
- PRIVATE FRONT/REAR GARDEN

Description

This charming two-bedroom semi-detached house dates from the 1920s and offers well-proportioned accommodation with considerable potential for refurbishment and improvement.

The property is entered via an entrance hall, leading to a sitting room featuring a fireplace and a useful storage cupboard. To the rear, the kitchen incorporates a dining area and provides access to a downstairs toilet, offering a practical layout for everyday living.

Upstairs, there are two generous double bedrooms, both benefiting from attractive open views to the front and rear of the house. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from a front garden and a driveway providing off-road parking. In addition, there is a garage and a sizeable rear garden, offering ample outdoor space and further potential to enhance the property.

Situation

Mentioned in the doomsday book and within an Area of Outstanding Natural Beauty (AONB), Mickleham is centrally situated between the towns of Leatherhead and Dorking, situated at the foot of Box Hill and surrounded by open countryside.

Amenities include St. Michaels infant school, Box Hill private school, village hall, playground and 2 popular public houses and restaurant. Dorking and Leatherhead are just a short drive away and offer a comprehensive range of shopping, social, recreational, and educational amenities.

Box Hill & Westhumble railway station offers a service to both Victoria and Waterloo and there are regular trains from Leatherhead. The M25 is accessed 3 miles to the north via the A24 to Leatherhead Junction 9.

Tenure

Freehold

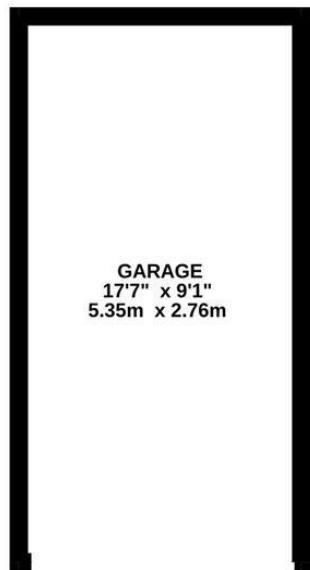
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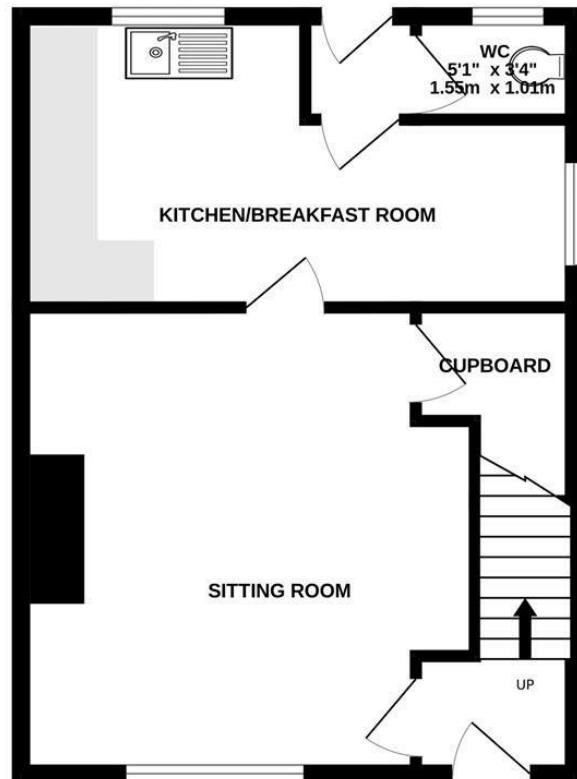
Council Tax Band

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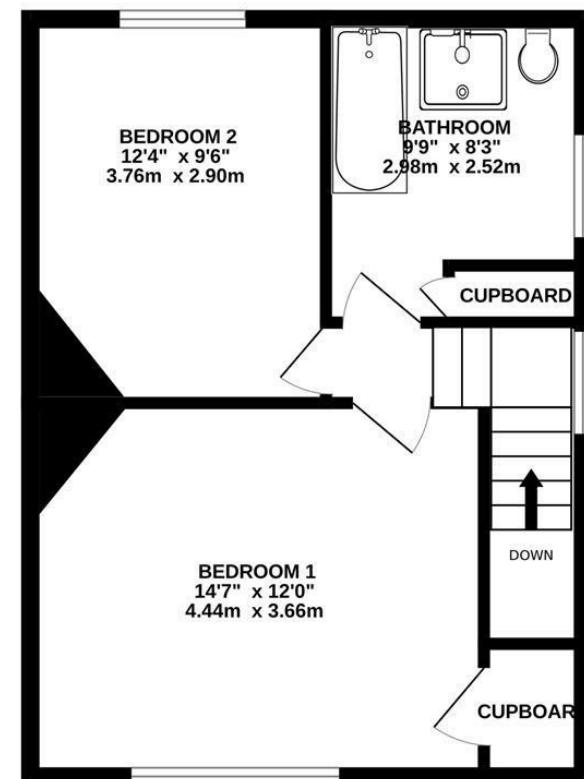




GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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