



barnard marcus

Glebe Road, Dorking RH4 3DS

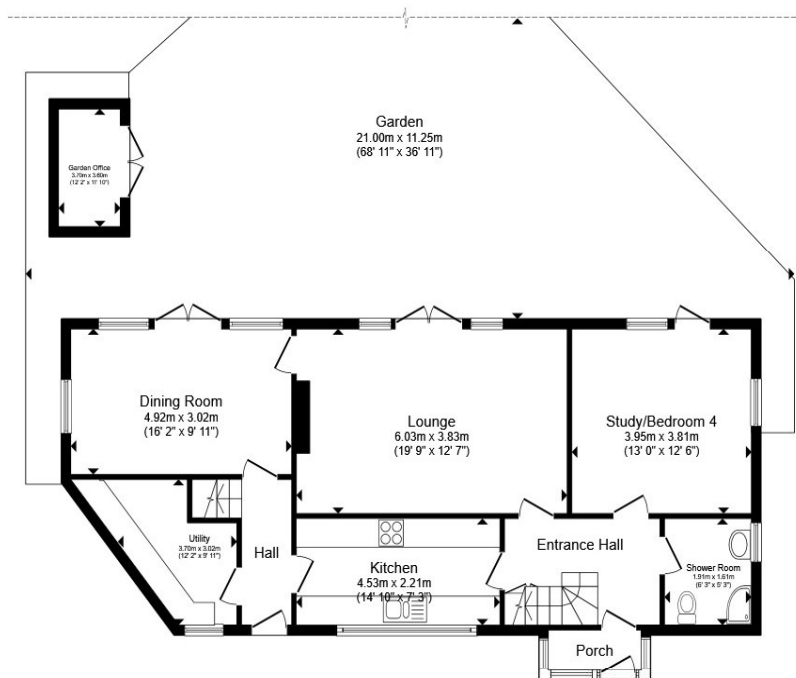
welcome to

Glebe Road, Dorking

Three/Four-bedroom detached family home located in a popular residential cul-de-sac on the outskirts of Dorking village. Ideal for busy families who are looking for a long term home to put down their roots and grow. On entering Glebe Road, the property can be found on the left-hand side with driveway and parking for two cars. The front garden is low maintenance with paving and mature herbaceous borders. The front porch giving access to the main hallway with access stairs to first floor, Lounge, Study/bedroom 4, Kitchen and bathroom. The lounge is spacious with views to the rear tied gardens and door to Dining room. The dining room is large and offers space for a large formal dining space. The side lobby adjoins the dining room, utility room and kitchen with stairway 2 giving an additional access to the first floor. The utility room is large and offers a convenient space for drying and ironing as well as storage. As a later addition to the house, it offers a great overflow for the modern kitchen area. The study/bedroom 4 is perfect for an older person or a teenage who wants space. It is currently set up as a large office with an adjoining bathroom. Upstairs you have three double bedrooms, one bathroom and one Jack and Gill Shower room. The rear garden is cut into a slop with tiered paved levels with a large patio at the top with a summerhouse with power and light, Ideal for use as an office/workshop.



Auctioneer's Comments; This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor



First Floor



Total floor area 184.3 m² (1,984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Glebe Road, Dorking

- **Sale by Modern Auction (T&Cs apply)**
- **Subject to an undisclosed Reserve Price**
- **Buyers fees apply**
- Modernised and extended three/four-bedroom family home located in a convenient location for local schools,' station and high street.
- Large lounge with separate formal dining room.
- Downstairs Fitted study/bedroom 4 with adjoining bathroom.
- Spacious kitchen with separate utility.
- Tiered gardens with large patio and summerhouse/garden office.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

guide price

£900,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102196



Property Ref:
DRK102196 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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