



**Chart Downs, Dorking RH5 4DF**

## welcome to Chart Downs, Dorking

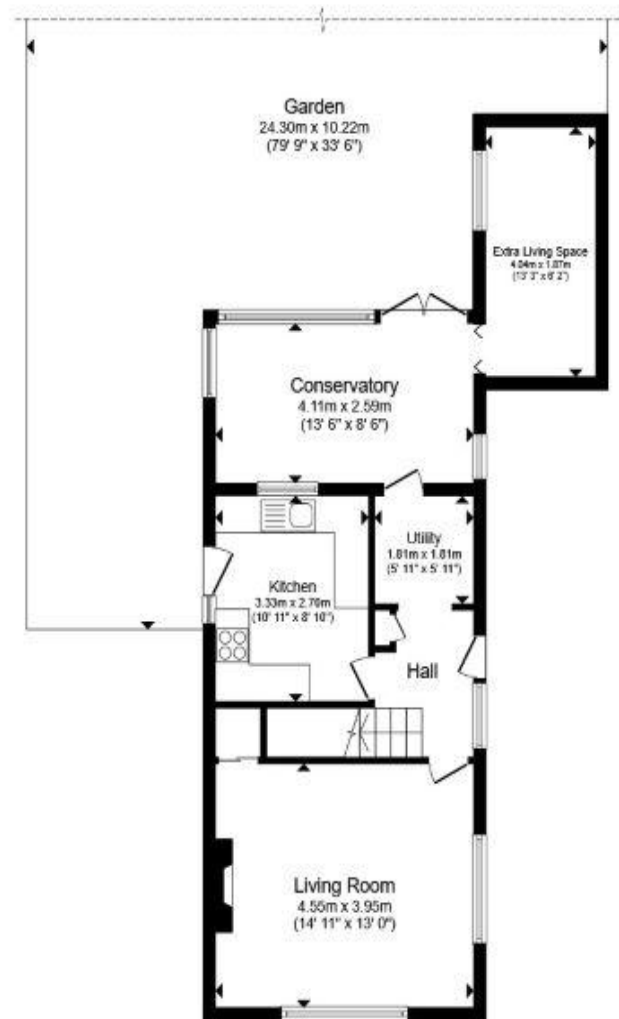
This well-presented two-bedroom family home is situated within a quiet residential cul-de-sac, offering off-road parking for several vehicles and a generous rear garden.

Ideally located on the south side of Dorking town centre, the property enjoys a peaceful setting while remaining conveniently close to local amenities. The home is set back behind a large driveway, providing ample parking and leading to the front entrance.

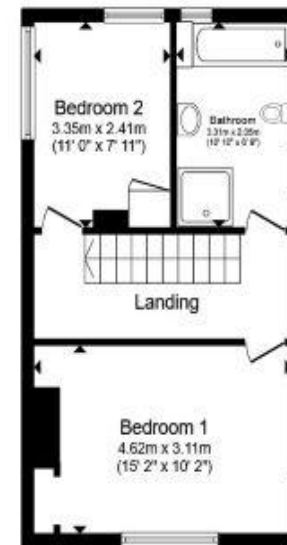
Internally, the property comprises an entrance hall with access to a spacious lounge/dining room, kitchen, utility room and stairs to the first floor. The main living area is well-proportioned at approximately 15ft x 13ft, offering ample space for both relaxation and dining. To the rear, the kitchen leads through to a separate utility room and a conservatory, creating additional versatile living space that could be used as a home office, study or occasional bedroom. The rear garden is a real highlight, mainly laid to lawn with storage sheds and plenty of scope for further landscaping or extension (STPP), making it ideal for outdoor enjoyment. Upstairs, the property offers two generous double bedrooms and a family bathroom, completing this well balanced and practical home.

**Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





**Ground Floor**



**First Floor**



Total floor area 96.1 m<sup>2</sup> (1,034 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](http://www.propertybox.io)

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## Chart Downs, Dorking

- Spacious Two bedroom semi-detached family home located in no-through road.
- Spacious Lounge/dining room measuring (15ft x 13ft)
- Large kitchen with separate utility room
- Conservatory overlooking rear gardens
- Extra downstairs living space (potential for office or extra bedroom)
- Driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£365,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK102264](https://barnardmarcus.co.uk/Property/DRK102264)



Property Ref:  
DRK102264 - 0003

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