





LESLIE ROAD DORKING, RH4 1PW

Walking Distance to Town & Station
Immediate Vacant Possession

2 Double Bedrooms
Sitting Room with Brick Fireplace
Kitchen/Breakfast Room
Rear Lobby/Utility Area • Bathroom
Gas Central Heating
Double Glazed Windows & Doors
Secluded Garden

A semi detached character cottage located in Leslie Road, a cul de sac within Pixham Village, bordering the Surrey Hills Area of Outstanding Natural Beauty. Dorking town is within walking distance with its excellent shopping, sporting facilities, theatre/cinema and wide range of restaurants/pubs. The town is well-served by National Rail services, with its two main stations being less than 10 minutes walk. The cottage benefits from gas central heating and sealed unit double glazed windows/doors and provides 2 double bedrooms, sitting room with fireplace, kitchen/breakfast room, rear lobby/utility area and bathroom.



GROUND FLOOR

SITTING ROOM 11'11" × 10'10" (3.63m × 3.30m)

sealed unit double glazed front door, brick fireplace with tiled mantel, cupboard to side housing electric meter, TV point, radiator, wood effect floor, sealed unit double glazed window.

INNER HALL

stairs rise to first floor landing.

KITCHEN/BREAKFAST ROOM 11'11" × 9'9" (3.63m × 2.97m)

fitted with a range of wall & floor units, contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, new world gas cooker, stainless steel extractor over, Worcester combination gas fired boiler for central heating and domestic hot water, freestanding Bosch fridge/freezer, radiator, wood effect floor, part tiled walls, recessed ceiling lights, part tiled walls, built in double cupboard and shelves, under stairs storage cupboard, partly shelved, gas meter.

REAR LOBBY

plumbing & space for washing machine, work surface over, part tiled walls, ceramic tiled floor and sealed unit double glazed door to garden, door to:

BATHROOM

white suite comprising panel bath with mixer tap and shower attachment, shower rail & curtain, glazed shower screen, low level w.c., vanity unit, wash hand basin, double cupboard under, medicine cabinet, part tiled walls, ceramic tiled floor, chrome towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

access to partly boarded loft with light.

BEDROOM 1 11'11" × 10'9" (3.63m × 3.28m)

front aspect, radiator, sealed unit double glazed window, built in over stairs storage cupboard, fitted double wardrobe, double cupboard above.

BEDROOM 2 11'11" × 9'9" (3.63m × 2.97m)

rear aspect, radiator, sealed unit double glazed window.

OUTSIDE

GARDEN

The front garden is paved with a picket fence, right of way leads down the side of the property and gate gives access to the rear garden. The rear garden is paved and hard surfaced, enjoying a high degree of seclusion enclosed by a panel fence and high evergreen hedge.



Ground Floor

Approx. 344.3 sq. feet



First Floor

Approx. 283.7 sq. feet



Total area: approx. 628.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
Note 3 - Mole Valley Borough Council - Band D

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		



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