



Jackie Quinn
estate agents

13d Arundel Road, Dorking

Guide Price **£274,950**

A ONE BEDROOM FIRST FLOOR MAISONETTE with PARKING, GARAGE and COUNTRYSIDE VIEWS in the HEART of DORKING.

A perfect first home, buy to let opportunity or commuter base, this property is offered for sale with NO ONWARD CHAIN. Ideally situated close to Dorking town centre, railway stations (trains to London, Gatwick, Guildford and Reading, bus services and also within easy reach of fabulous walks and cycling around the Surrey Hills.

Enjoying far-reaching views towards Ranmore Common, this well-presented first floor apartment offers bright, practical accommodation with the added benefits of replacement, sealed unit, double glazed sash windows, gas central heating, GARAGE and OFF STREET DRIVEWAY PARKING.

Pathway along the side of the property leads to an external staircase, with stairs up to a small terrace area.

UPVC front door, with entrance canopy over.

ENRANCE HALL, with wood latch doors leading to the rooms. Radiator and central heating thermostat control.

The galley-style KITCHEN is fitted with painted base and wall units including a five-burner gas hob, gas oven and filter canopy. Cupboard concealing gas combination boiler. Large sash window to the front aspect with far reaching, attractive views.

The RECEPTION ROOM is a bright and inviting space with a large front-facing sash window enjoying lovely views towards Ranmore and Denbies. Arched alcove with shelving. Open stairs to top floor with useful recess beneath - ideal for a small desk. Radiator. TV aerial point.

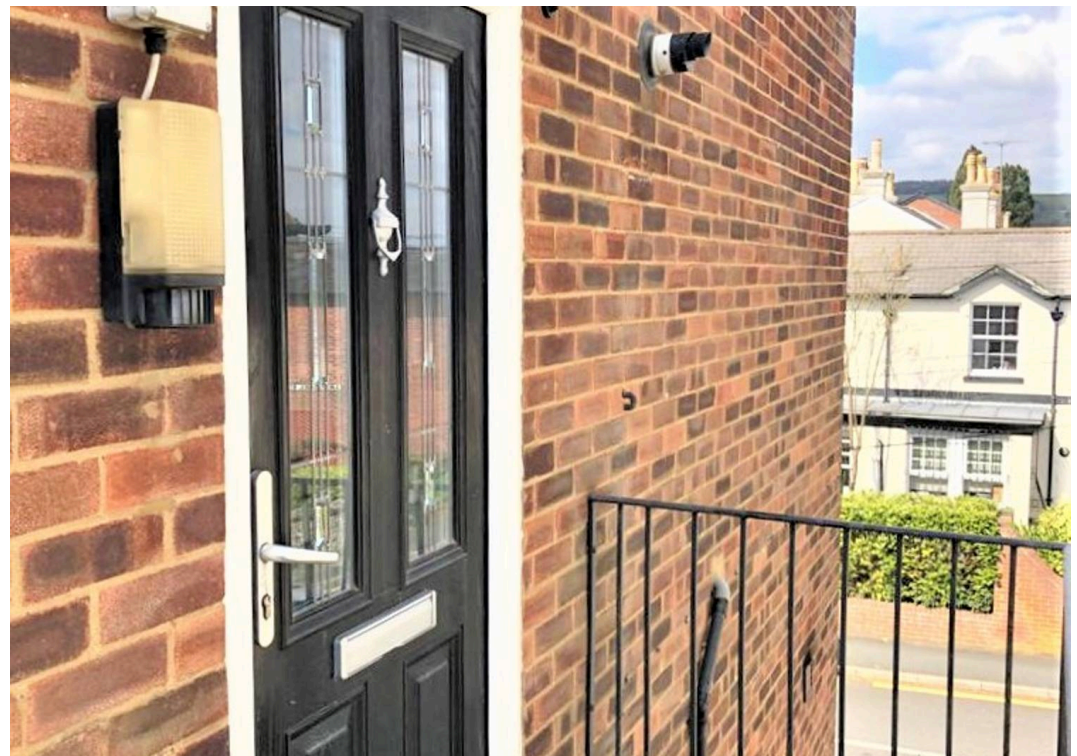
The DOUBLE BEDROOM has two large sash windows to the rear aspect. Radiator. Wood laminate flooring.

The BATHROOM comprises a bath with mixer tap and shower attachment, vanity unit with mirror-fronted cabinet behind, low-level WC, heated towel rail and obscure glazed sash window.

The staircase from the living room has a velux window over and leads to a useful LOFT/STORAGE ROOM with space and vent for tumble dryer. Small door to roof access.

Externally, there is private DRIVEWAY parking for one vehicle and a single



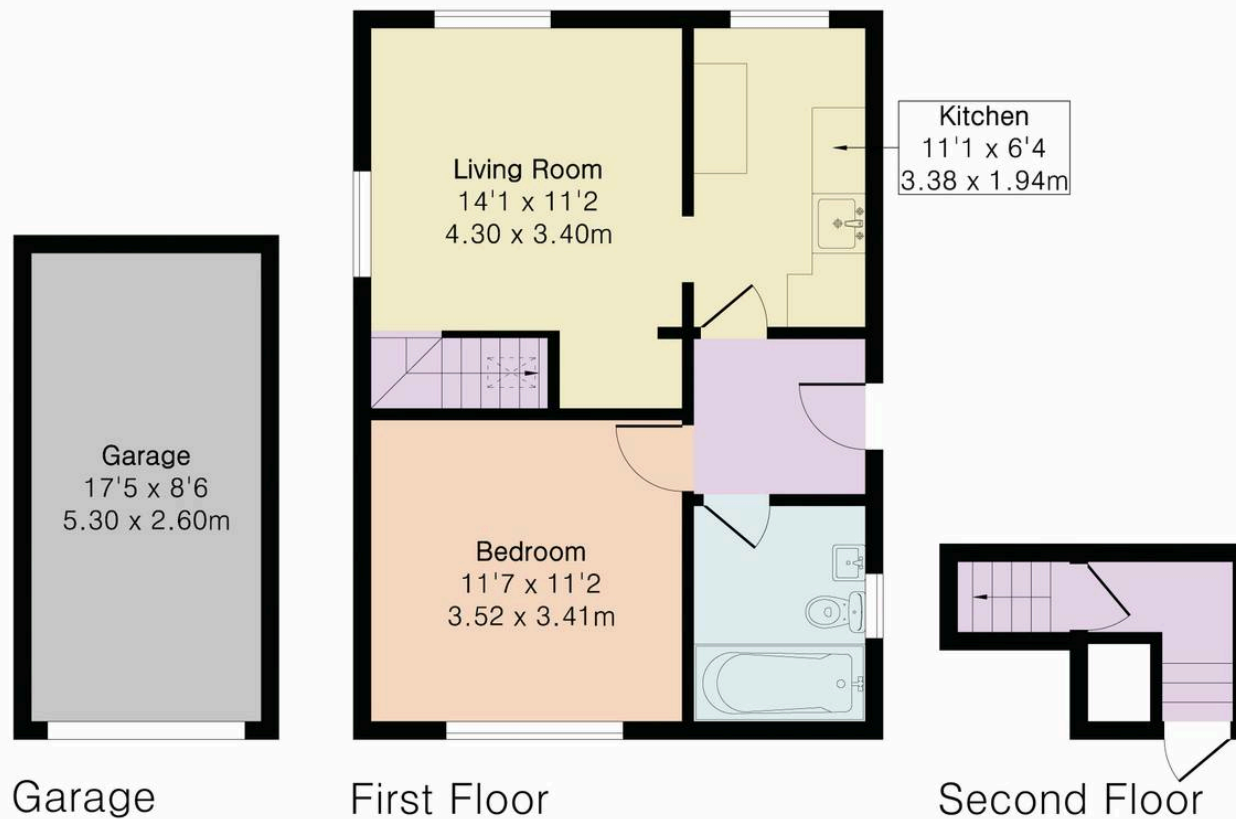


Approximate Gross Internal Area 495 sq ft - 45.9456 sq m (Excluding Garage)

First Floor Area 472 sq ft – 43.8256 sq m

Second Floor Area 23 sq ft – 2.1200 sq m

Garage Area 148 sq ft – 13.7800 sq m





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