



Lincoln Road, Dorking, Surrey, RH4 1TD

**Guide Price £485,000 Freehold**

## Lincoln Road, Dorking, Surrey, RH4 1TD



- SUBSTANTIAL FOUR BEDROOM HOME
- CLOSE TO DORKING MAIN LINE STATION
- OVER 1,500 SQ FT OF ACCOMMODATION
- REFURBISHED KITCHEN
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- BASEMENT
- SEPARATE UTILITY ROOM
- REAR GARDEN
- ADAPTABLE LAYOUT

171 High Street, Dorking  
Surrey RH4 1AD  
01306 877775  
dorking@patrickgardner.com  
www.patrickgardner.com

**The Property** This four bedroom, semi detached family home is situated within walking distance to Dorking main line and Dorking Deepdene Station's and Dorking Town Centre.

The property benefits from generous and flexible living accommodation in excess of 1,500 sq ft arranged over four floors. Entering through the front door the formal sitting room to the front is a bright and spacious room with bay window and fireplace. A further reception room currently used as a dining room but could be adapted to suit individual needs is located off the Kitchen. Having been refurbished in recent years the Kitchen offers ample base units and matching eye level cupboards. A separate utility room is at the back of the property giving access onto the rear garden. The property also benefits from a good size cellar (15.2" x 14.0") with reasonable head height and neutrally decorated.

The first floor which has recently undergone cosmetic improvements with new carpets and redecoration work offers three generous size bedrooms and a family bathroom that again has been updated in recent years. The top floor provides another large bedroom with far reaching views towards Box Hill from the velux window.

Externally to the front is driveway parking for one car. The rear garden is mainly laid to lawn with a patio area and garden shed.

**Situation** Situated close to Dorking main line and Dorking Deepdene train stations and town centre with its excellent range of shops and restaurants. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre and opposite is Anytime Fitness - a 24 hour fitness centre.

Within the vicinity are a highly regarded selection of schools with St Pauls, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles distant.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the countrys finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.





 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft  
Cellar = 20.1 sq m / 216 sq ft  
Total = 147.8 sq m / 1590 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID656596)