



Marlborough Hill, DORKING RH4 2DD

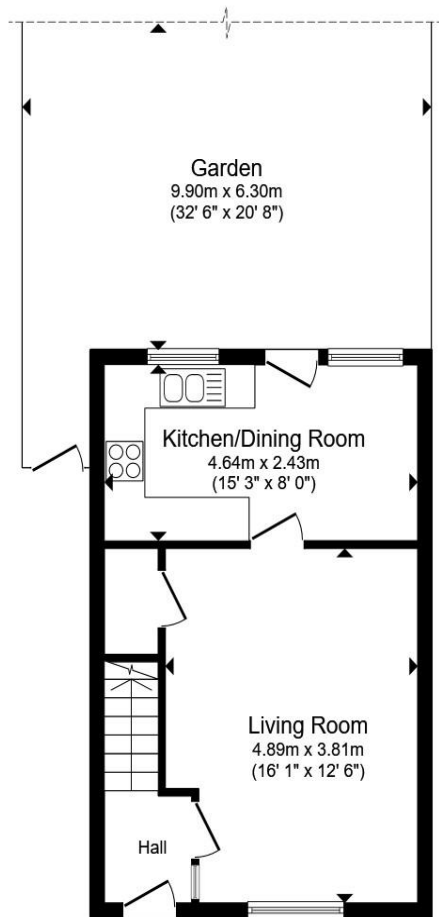


welcome to

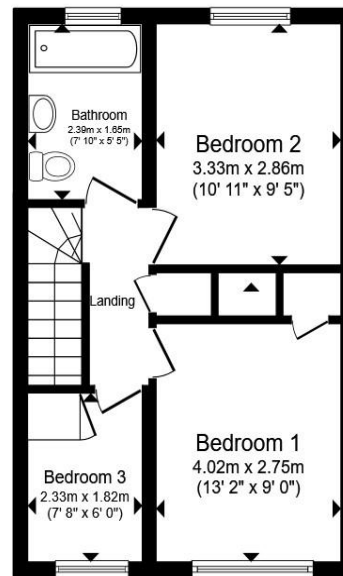
Marlborough Hill, DORKING

Upon entering, the hallway leads through to a generously sized living room, featuring original parquet flooring and a large front-facing window that allows natural light to flood the space. A driftwood effect gas fireplace provides a cosy focal point, perfect for relaxing evenings. To the rear, the kitchen offers ample cupboard and worktop space, with room for a dining table, creating a wonderful social hub for everyday living and entertaining. A door provides direct access to the garden. The first floor comprises three bedrooms. The principal bedroom, positioned at the front, enjoys delightful elevated views across Dorking High Street and towards Denbies Wine Estate, with plenty of space for bedroom furnishings. The second bedroom is a well-proportioned double overlooking the rear, also offering ample space. The third bedroom is a small single, ideal as a child's room, nursery, or home office. The family bathroom is fitted with a bath and shower over, WC, and wash basin. Externally, the rear garden is designed for low maintenance, predominantly paved with attractive borders of shrubs and plants. At the far end, there is covered seating and a decking area provides a perfect sun trap for outdoor relaxation. To the front, the property benefits from a driveway, garage with power and lighting, and steps leading up to the entrance.





Ground Floor



First Floor



Total floor area 68.9 m² (741 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

welcome to

Marlborough Hill, DORKING

- Guide Price £475,000 - £500,000.
- A three bedroom family home located within minutes of Dorking town centre and two railway stations.
- Large front Lounge and rear Kitchen/dining room overlooking terrace gardens
- Single garage with off road parking
- Upstairs family bathroom,

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£475,000



view this property online [barnardmarcus.co.uk/Property/DRK102085](https://www.barnardmarcus.co.uk/Property/DRK102085)



Property Ref:
DRK102085 - 0012

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property