



Tollgate Road, Dorking RH4 2PW

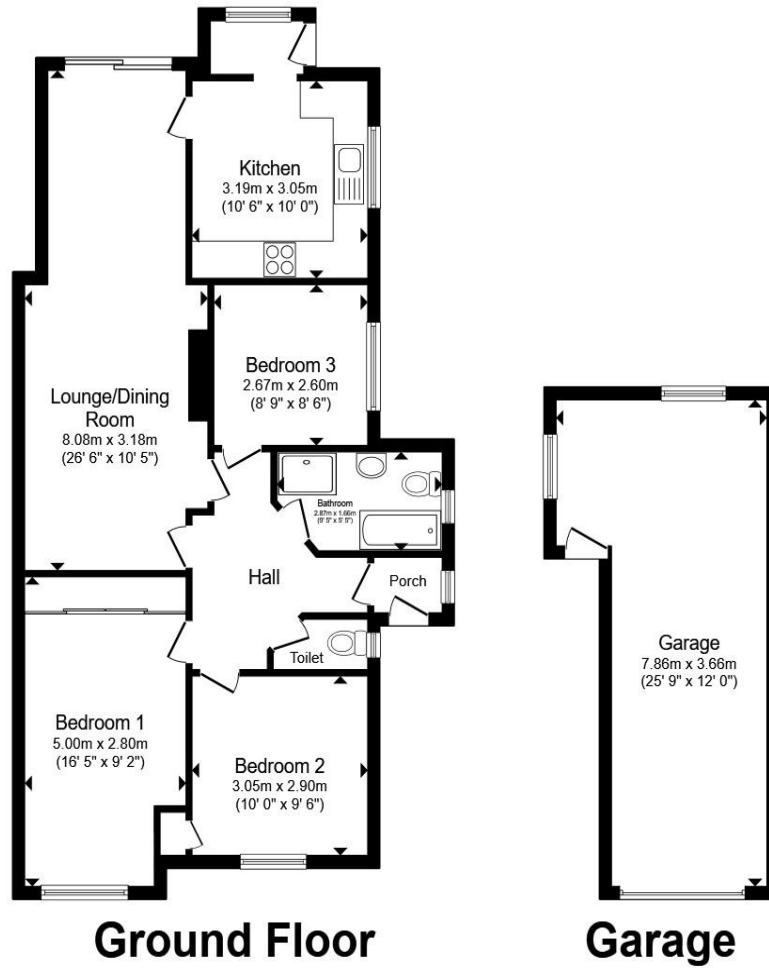
welcome to

Tollgate Road, Dorking

Guide (£425,000 - £450,000) This attractive three-bedroom semi-detached bungalow offers 1,096 sq. ft. (101.8 sq. m.) of well-proportioned accommodation, ideally suited to those seeking spacious single-storey living. Step inside via the entrance porch into a central hallway, creating a welcoming introduction to this thoughtfully designed bungalow. From here, all principal rooms are easily accessible, offering a practical and well-balanced layout. The heart of the home is the impressive 26ft lounge/dining room, a wonderfully bright and versatile living space extending the length of the property. Offering ample room for both relaxation and entertaining, this generous reception area enjoys a pleasant outlook and flows seamlessly towards the kitchen, creating an ideal setting for modern family life. Positioned at the rear, the kitchen is well-appointed and benefits from direct access to the garden, making it perfect for both everyday convenience and outdoor entertaining. The property offers three bedrooms, providing flexible accommodation to suit a variety of lifestyles. The principal bedroom is a spacious double room situated to the front of the property, while the second bedroom is another comfortable double. The third bedroom offers versatility as a guest room, nursery, home office or hobby room. Serving the bedrooms is a family bathroom, complemented by a separate cloakroom/WC, enhancing practicality for both residents and visitors. The property benefits from a substantial detached garage measuring approximately 25ft in length, providing excellent storage, workshop potential or secure parking. Combining well-proportioned accommodation, versatile living space and practical features throughout, this attractive detached bungalow presents an excellent opportunity for families, downsizers and those seeking single-storey living in a desirable residential location.



"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."



Total floor area 101.8 m² (1,096 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

Tollgate Road, Dorking

- Guide Price £425,000 - £450,000.
- Spacious three-bedroom semi-detached bungalow offering 1,096 sq. ft. (101.8 sq. m.) of well-planned accommodation.
- Impressive 26ft lounge/dining room, providing an ideal space for both everyday living and entertaining.
- Three versatile bedrooms, suitable for families, downsizers, guests or home working.
- Well-appointed kitchen, family bathroom and separate WC, enhancing practicality and convenience.

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102233



Property Ref:
DRK102233 - 0006

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.

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