



Thrower Place  
Dorking, RH5 4GD  
£385,000



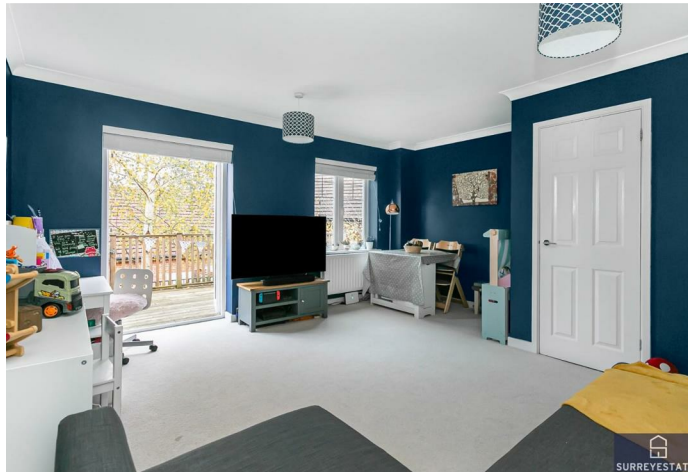


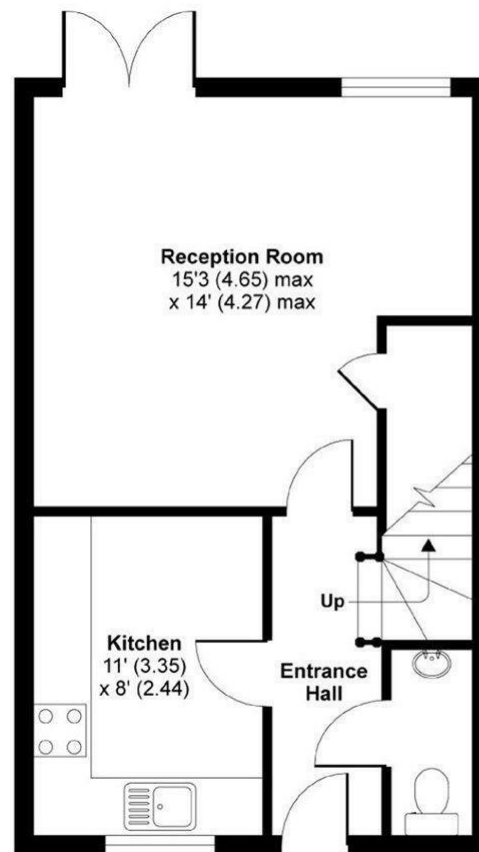
Tucked away within a modern cul de sac of similar properties is this two double bedroom, two bathroom end of terrace home with a good size rear and side garden available. Further potential to extend to the side subject to usual consents or loft conversion opportunity.

From the entrance hallway there is a fitted kitchen overlooking the front communal gardens, cloakroom and a generous size lounge/dining area leading to the rear garden. Off the first floor landing are two double bedrooms (the main with built-in wardrobes and a recently upgraded en-suite shower room) and family bathroom. Outside the rear garden is split-level garden, with decked terrace and areas of grass that wraps around the side. At the back of the property there is an allocated parking space under a car port.

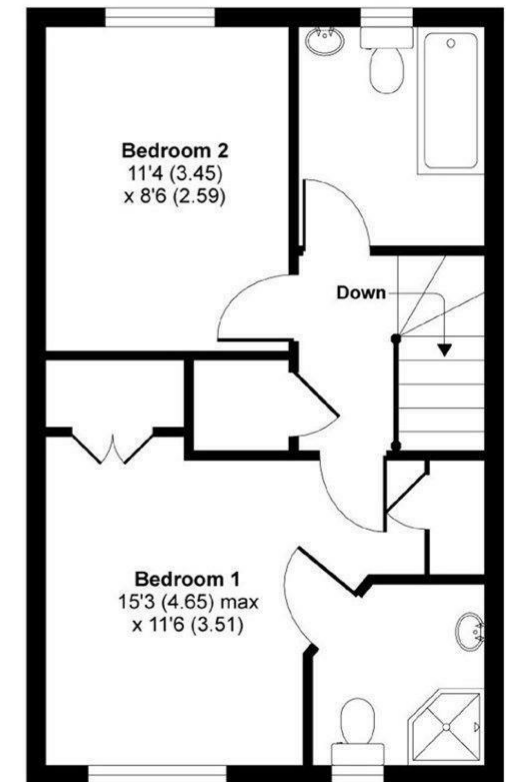
The property is situated just on the edge of Dorking town centre, close to an array of shopping, eating and leisure amenities for all the family. The Deepdene Trail is ideal for family walks, cycling and for dogs. Dorking mainline train station is also close by with direct links to London in under 1 hour making it a great location for commuters. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including Ranmore Common and Box Hill plus Denbies Wine Estate is situated on the northern outskirts of Dorking.

There is an estate charge for the upkeep of the communal parts at £56.52 per month.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>91</b>
	<b>77</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

#### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



