



**Paddock Close, Dorking**  
£400,000





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This well-presented two-bedroom end-terrace home in Beare Green offers modern refurbished living with a private garden, garage, and convenient access to Holmwood Station for direct trains to London Victoria.

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Located in Paddock Close, Beare Green, this delightful end of terrace house offers a perfect blend of comfort and modern living. Built in 1985, this well-presented and refurbished home spans an inviting 595 square feet, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads to a fitted kitchen, perfect for culinary enthusiasts. The spacious living room provides a lovely space for relaxation and entertaining, with ample natural light streaming through the double-glazed windows.

The first floor features two well-proportioned bedrooms, providing a peaceful sanctuary for rest. A conveniently located bathroom completes the upper level, ensuring all essential amenities are within easy reach.

This property boasts several modern conveniences, including new sealed unit flooring, gas-fired central heating, and good storage options throughout. The outdoor space is equally appealing, with a garden to the side and rear, offering a private area for outdoor activities or simply enjoying the fresh air. Additionally, a garage en bloc provides secure parking and extra storage. The property is also extremely well located close to Holmwood Station, with direct trains to London Victoria.

With its excellent location and thoughtful design, this end of terrace home is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming property your own.

## Need to know

- End of terrace home
- Two spacious bedrooms
- Modern fitted kitchen
- Garden to side and rear
- Allocated parking and Garage en block included
- Located in Beare Green
- Close to Holmwood Station
- Viewing highly recommended



## Interested?

dorking@ralphjames.co.uk  
01306 284555

#

ralphjames.co.uk

Paddock Close, Beare Green, Dorking

Total Area: 55.3 m<sup>2</sup> ... 595 ft<sup>2</sup> (excluding garage)

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