



19 Chandler Way, Dorking, RH5 4GA
Guide price £380,000

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NO ONWARD CHAIN.

A modern, end of terrace home, perfect for a first step onto the property ladder, a downsize or addition to a rental property portfolio.

The details include a characterful covered porch with external storage cupboard, entrance hallway with cloaks cupboard, downstairs WC, modern fitted kitchen/breakfast room and a generous dual aspect lounge/dining room with direct access onto the landscaped rear garden.

Upstairs there are two very well proportioned double bedrooms, both with wardrobes and a modern fitted bathroom with natural light. There is also access to a loft space, ideal for additional storage.

The rear garden is enclosed with a paved patio area, lawn, planted borders, space for a good size shed and handy gated rear access, which leads to an allocated parking space.

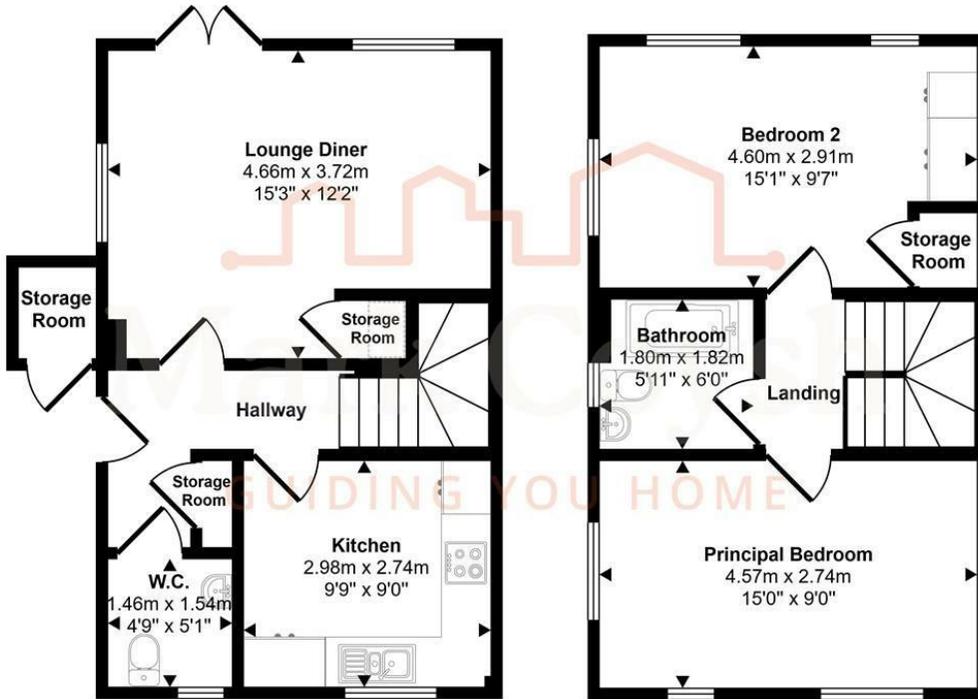
Chandler Way enjoys a quiet seclusion whilst also being a short drive to Dorking Town Centre and the railway stations (Dorking Mainline for trains to Horsham, London Victoria or Waterloo and Dorking Deepdene/West for services between Reading and Redhill/Gatwick). There is also easy access to the A24 which leads to the M25 and to Worthing and the coast. There are also abundant areas of natural beauty to explore, including Box Hill, Norbury Park and Leith Hill to name a few.

Note: Service charge payable for upkeep of communal grounds - Last payment 2023-2024 £648.27.





Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 36 sq m / 385 sq ft

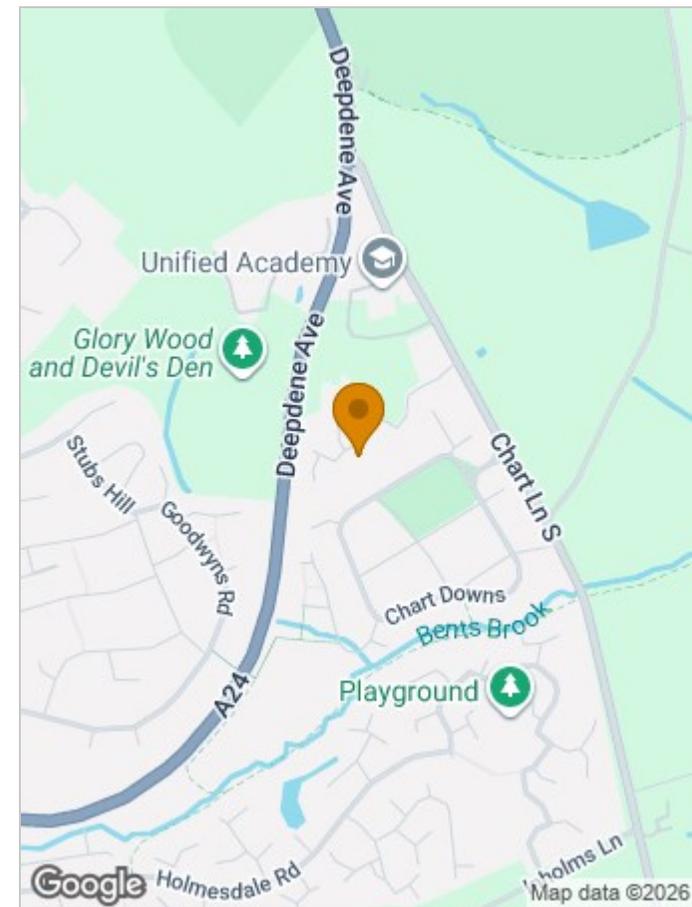
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	81
England & Wales		EU Directive 2002/91/EC	

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