



Chart Downs, Dorking RH5 4DF

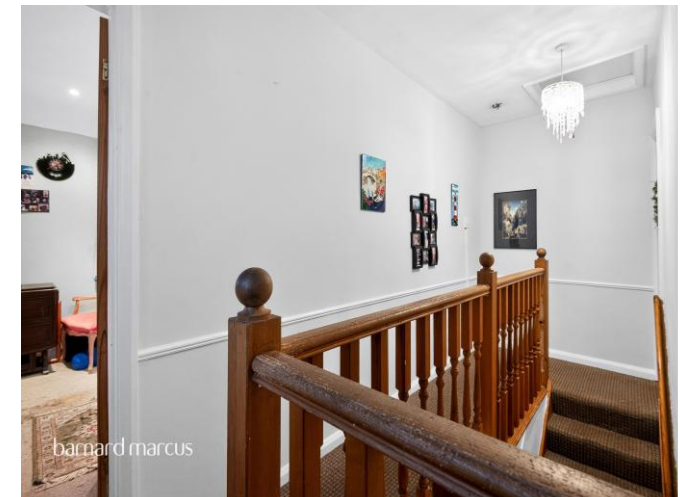
welcome to Chart Downs, Dorking

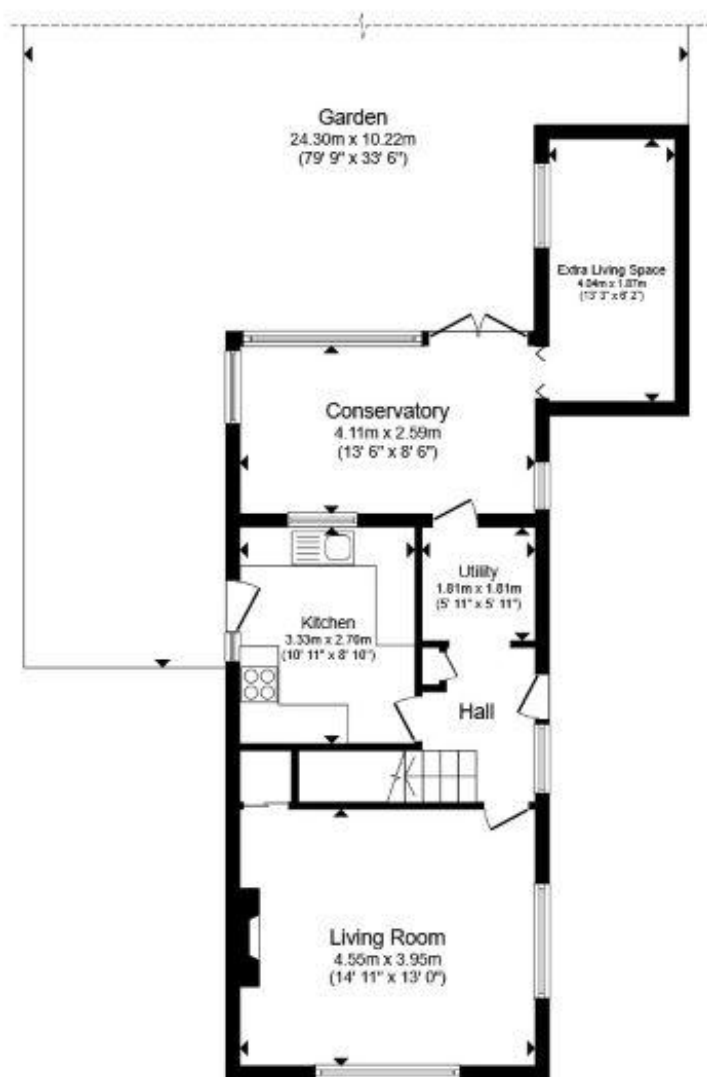
This well-presented two-bedroom family home is situated within a quiet residential cul-de-sac, offering off-road parking for several vehicles and a generous rear garden. Ideally located on the south side of Dorking town centre, the property enjoys a peaceful setting while remaining conveniently close to local amenities. The home is set back behind a large driveway, providing ample parking and leading to the front entrance.

Internally, the property comprises an entrance hall with access to a spacious lounge/dining room, kitchen, utility room and stairs to the first floor. The main living area is well-proportioned at approximately 15ft x 13ft, offering ample space for both relaxation and dining. To the rear, the kitchen leads through to a separate utility room and a conservatory, creating additional versatile living space that could be used as a home office, study or occasional bedroom. The rear garden is a real highlight, mainly laid to lawn with storage sheds and plenty of scope for further landscaping or extension (STPP), making it ideal for outdoor enjoyment. Upstairs, the property offers two generous double bedrooms and a family bathroom, completing this well balanced and practical home.

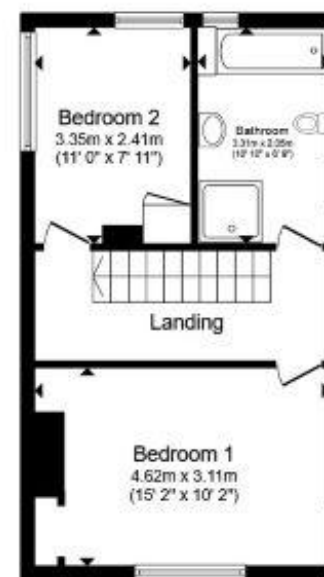
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Ground Floor



First Floor

Total floor area 96.1 m² (1,034 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

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Chart Downs, Dorking

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Two bedroom semi-detached family home located in no-through road.
- Spacious Lounge/dining room measuring (15ft x 13ft)
- Large kitchen with separate utility room
- Conservatory overlooking rear gardens
- Extra downstairs living space (potential for office or extra bedroom.
- Two large bedrooms and family bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102188



Property Ref:
DRK102188 - 0003

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