

Hart Road

Dorking



Hart Road Dorking

£500,000



3

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

FOR SALE BY AUCTION 27th August 2025

This charming three bedroom house in the heart of Dorking, presents a delightful combination of character and contemporary living. The property boasts spacious accommodation spread over two well-designed floors, ensuring both comfort and functionality. Upon entering, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The large kitchen dining room is a highlight, filled with natural light, making it an inviting space for family meals and gatherings.

This lovely cottage features three well-proportioned bedrooms, each offering unique aspects that enhance the overall appeal of the home. The family bathroom is bright and airy, complemented by a separate W.C, adding to the convenience of the layout.

Externally, the property is approached via a charming walled front garden, which sets a welcoming tone. The rear garden is predominantly laid to lawn, adorned with a selection of mature shrubs, and includes a generous patio area, perfect for outdoor dining or simply enjoying the tranquil surroundings.

Located in a prime town center position, this home offers easy access to local amenities, shops, and transport links, making it an ideal choice for both families and professionals. Dorking is renowned for its vibrant community and picturesque landscapes, further enhancing the appeal of this delightful property. Whether you are looking for a family home or a peaceful retreat, this residence on Hart Road is sure to impress.



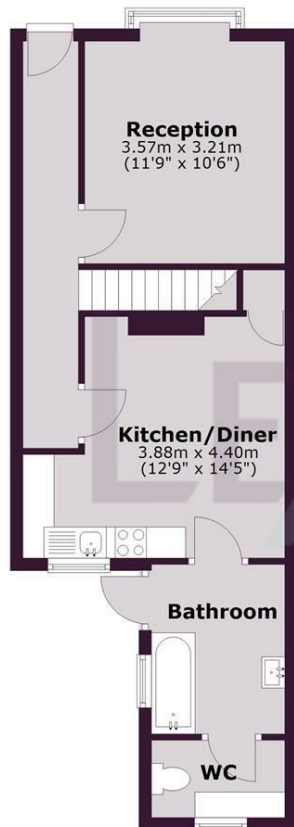




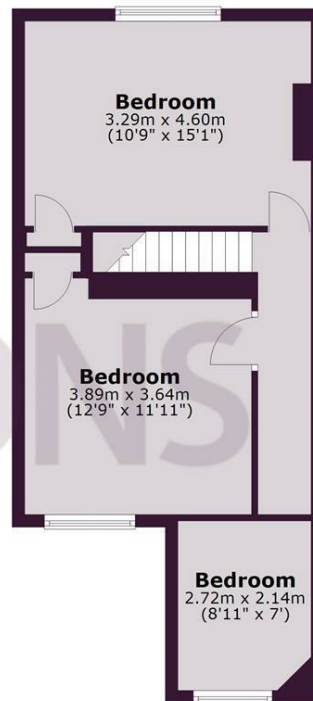


SCAN HERE TO VIEW ALL AUCTION PROPERTIES

Ground Floor
Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

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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		
England & Wales		EU Directive 2002/91/EC