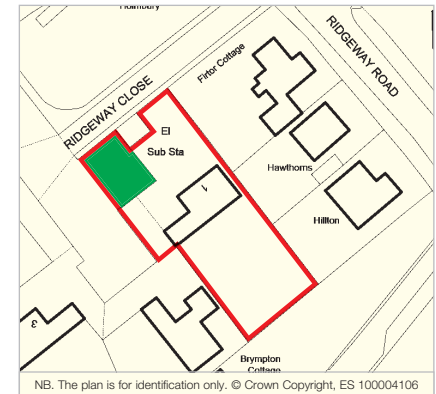


Dorking 1 Ridgeway Close, Surrey RH4 3AS

- **A Freehold Detached Bungalow**
- Providing Two Bedroom Accommodation
- Garden and Garage
- Occupying a Site extending to Approx. 0.095 Hectares (0.234 Acres)
- Possible Potential for Redevelopment subject to obtaining all necessary consents



To View

The property will be open for viewing every Tuesday, Thursday and Saturday before the Auction between 2.00 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

David Cowan Solicitors (Ref: C Christofi).
Tel: 01306 886622.
Email: chris@cowansdorking.com

VACANT – Freehold Bungalow



Tenure

Freehold.

Location

The property is situated on the south side of Ridgeway Close, a private road in Dorking. Nearby roads include the A25 which runs to the north and the A24 which runs to the east. Shopping facilities are available nearby in Dorking town centre, with more extensive facilities available in Reigate and Redhill to the east and Guildford to the west. Rail services run from both Dorking and Dorking West Stations to the north, providing services every 30 minutes to Waterloo, Victoria and Clapham Junction in 41 minutes. The M25 Motorway is 8 miles to the north.

Description

The property comprises a detached bungalow arranged over ground floor only beneath a pitched roof. The property occupies a site extending to approximately 0.095 hectares (0.234 acres). There is a garage and a garden. The property may afford potential for redevelopment subject to obtaining all necessary consents.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom, Conservatory, Garage, Garden to either side and Separate Parking

Site Area Approximately 0.095 Hectares (0.234 Acres)

Planning

Local Planning Authority: Mole Valley District Council.
Website Address: www.molevalley.gov.uk
Tel: 01306 885002.

NB. The area coloured green is subject to a right to park clause in favour of the neighbouring properties. Please refer to transfer dated 7th June 1966 and in particular clause 2 of the first schedule. A copy of which is available with the legal documents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.