



35 Dukes Ride, North Holmwood, Surrey, RH5 4TY

Price Guide £545,000



- DETACHED FAMILY HOME
- DOUBLE ASPECT LOUNGE
- SINGLE GARAGE
- GENEROUS PLOT
- NO ONWARD CHAIN

- THREE GOOD SIZED BEDROOMS
- SEPARATE DINING ROOM
- CUL-DE-SAC LOCATION
- UPDATED FIRST FLOOR SHOWER ROOM
- POPULAR NORTH HOLMWOOD DEVELOPMENT

Description

This attractive three-bedroom, detached family home is located in one of North Holmwood's most popular residential roads. Situated within a small cul-de-sac, the property offers flexible and spacious accommodation which could be remodelled to suit individual taste and requirements. Further benefits include driveway parking, a single garage and a generous garden on a corner plot.

The ground floor accommodation comprises of a spacious entrance hall providing access to all principal rooms, including a cloakroom/WC. The kitchen is situated to the rear of the property with direct access to the rear garden. A separate dining room interconnects with the double aspect living room and both rooms enjoy great views of the pretty rear garden.

The first floor consists of three good sized bedrooms, bedrooms one and two both benefiting from built in wardrobes, and a shower room with modern suite. The spacious master bedroom with built in wardrobes enjoys lovely views of the garden.

Externally, the property is set back from the cul-de-sac and occupies a generous plot. The rear garden is mainly laid to lawn with a paved patio and a selection of mature shrubs and borders.

Presented to the market with no onward chain and rarely available to the market, this is a great opportunity for anyone looking to live in this popular location and create their dream home.

Situation

This three-bedroom detached home sits comfortably within this popular and well-established residential development.

North Holmwood Village Centre has a local Morrison's, which includes a Post Office Counter, the Church of St. Johns, the village green with pond, Doctors' Surgery and Village Hall.

Dorking Town Centre is within easy reach, approximately two miles away, offering a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls is located within the High Street and offers cultural entertainment including a theatre, cinema and adjoining sports centre.

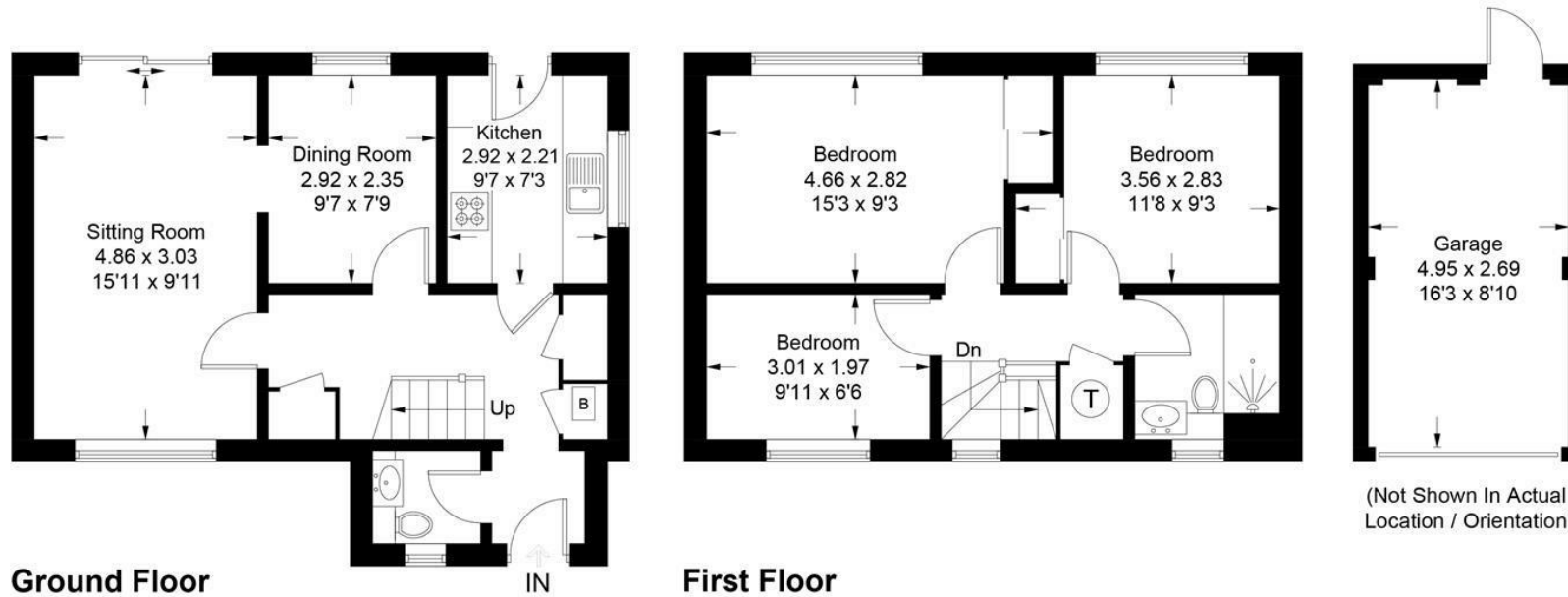
Dorking Mainline & Deepdene Stations are located to the North of the Town Centre with regular services to London, the South Coast, Redhill, Gatwick, Guildford and beyond.

The M25 is easily accessed at Junctions 8 & 9, Reigate & Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	E



Approximate Gross Internal Area = 80 sq m / 861 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 93.4 sq m / 1005 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1072992)

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