



61 Wildcroft Drive, North Holmwood, Dorking, RH5 4TX

Price Guide £625,000



- MODERN FAMILY HOME
- UPGRADED KITCHEN AND UTILITY ROOM
- CONSERVATORY
- DRIVEWAY AND GARAGE
- CUL DE SAC LOCATION
- THREE BEDROOMS
- SITTING ROOM/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING

Description

This spacious, three-bedroom detached family home offers bright and spacious accommodation arranged over two floors. Updated in recent years by the current owners, further benefits include a cul de sac position, two reception rooms and a modern kitchen with utility room.

Accommodation briefly comprises of an entrance hall which provides access to the principal reception room. The generous sitting room (15'0 x 13'6) enjoys views to the front garden, Amtico flooring and a feature fireplace. To the rear is a formal dining area adjacent to the kitchen and connecting via sliding doors to a well-presented conservatory with views of the garden beyond. The modern kitchen is a particular feature of the home with a generous selection of grey gloss base units and matching eye level cupboards, complemented with stylish worktops and matching splash backs. There is also a selection of integrated appliances and a separate utility room providing access to the rear terrace. There is also a W.C.

The first floor consists of three generous bedrooms and a family bathroom. The master bedroom enjoys built in wardrobes and a modern ensuite shower room. The second bedroom also includes built in wardrobes and views of the garden.

Externally, the property benefits from driveway parking and an attached garage. The pretty front garden is bordered by a selection of mature hedgerows and trees. The rear garden extends to approx. 40 ft. and is mainly laid to lawn with a large patio area providing a great place to entertain.



Situation

This detached house sits comfortably within a cul-de-sac position in this popular and established development location.

North Holmwood village centre has a local general store, which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.

Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on High Street offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.

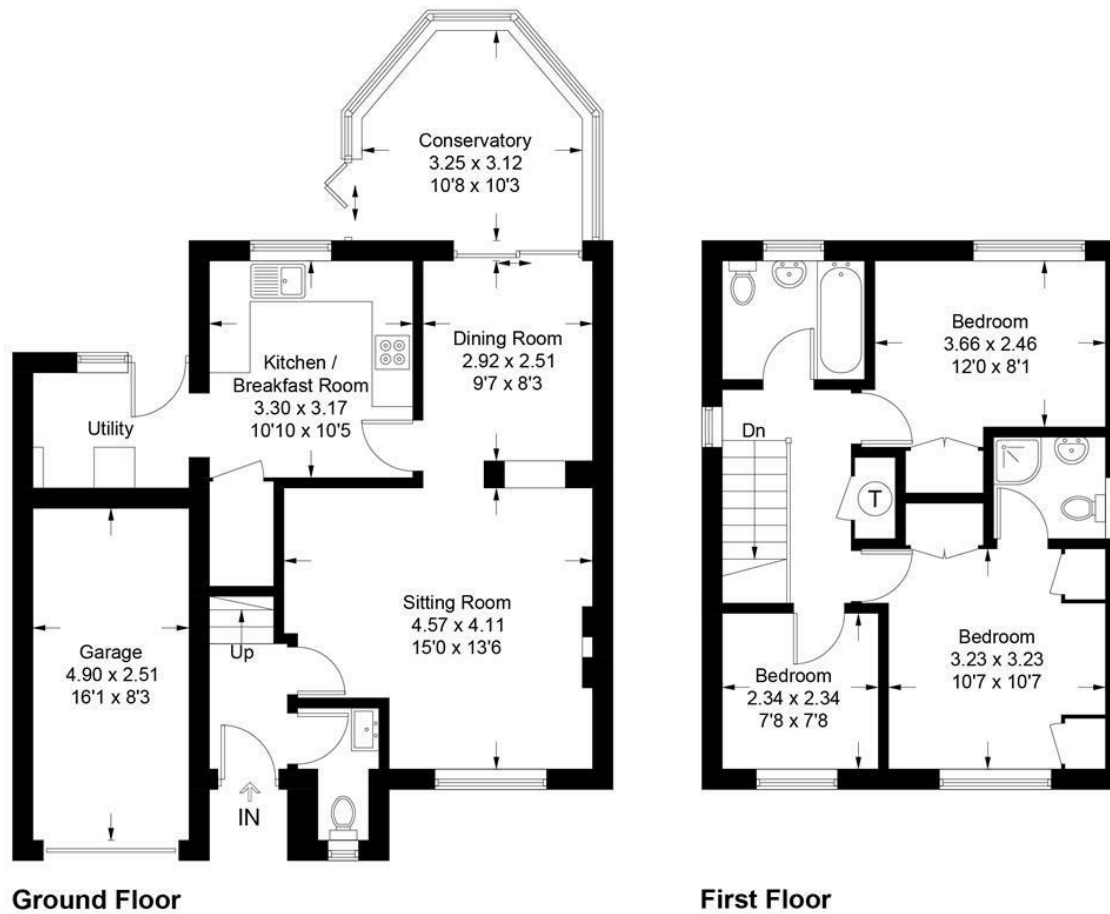
Dorking offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory CofE.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Just to the North of the town centre are Dorking Mainline & Deepdene stations for London, the South coast, Redhill, Gatwick, Guildford & beyond. The M25 is accessed at junctions 8 & 9, Reigate & Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 111.3 sq m / 1198 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. (ID1090459)
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