



3 Russet Way, North Holmwood, RH5 4TP

Asking Price £749,950



- LARGE DETACHED FAMILY HOME
- TWO FORMAL RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- POPULAR RESIDENTIAL DEVELOPMENT
- BEAUTIFUL GARDENS
- FOUR BEDROOMS/FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Description

This spacious, four-bedroom detached family home offers adaptable accommodation arranged over two floors. Occupying a generous plot in a desirable residential development, further benefits include a detached double garage, two formal reception rooms and no onward chain.

Accommodation briefly comprises of a large formal entrance hall which provides access to all principal rooms. The generous sitting room (19'7 x 11'10) enjoys double aspect views to both the front and rear gardens and a working fireplace with exposed brick surround. The kitchen/breakfast room enjoys further views of the garden and includes a selection of base units with matching eye-level cupboards. There is also space for the usual white good appliances as well as a built-in double oven and gas hob. Double doors lead from the entrance hall to a formal dining room which could be adapted to suit individual needs. There is also a ground floor W.C.

The first floor consists of four generous bedrooms and two bathrooms. The master bedroom with built in wardrobes enjoys a recently updated ensuite shower room. Three further double bedrooms enjoy varying aspects and are serviced by the family bathroom.

Externally the enclosed rear garden extends to approximately 45 ft. and is a particular feature of the home. Mainly laid to lawn with a selection of flower beds, it provides a great place to entertain.

To the front, driveway parking is provided for numerous vehicles with the added benefit of a detached double garage.

Situation

This detached house sits comfortably within this popular and established residential development.

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

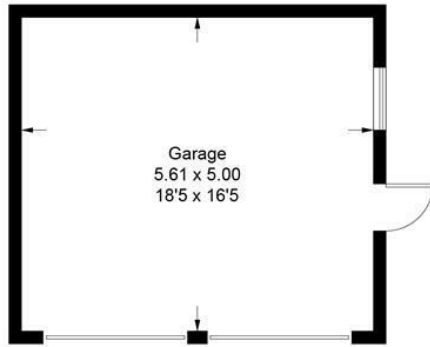
Dorking offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school, and secondary education with the Ashcombe and the Priory C of E.

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	D
Council Tax Band	F





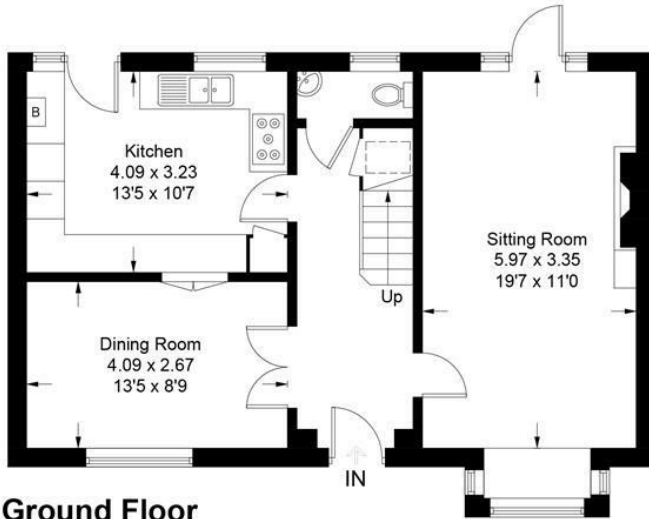
Outbuilding

(Not Shown In Actual Location / Orientation)

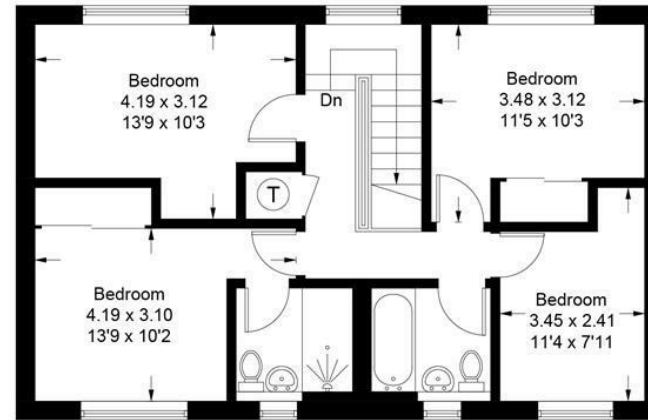
Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
 Garage = 28.0 sq m / 301 sq ft
 Total = 144.8 sq m / 1558 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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. (ID1090460)

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