



20 Leith View, North Holmwood, Surrey, RH5 4TG

Offers In Excess Of £425,000



- MODERN END OF TERRACE HOME
- TWO RECEPTION ROOMS
- GARAGE AND PARKING
- SUPERB HOME STUDIO
- CUL DE SAC LOCATION
- THREE BEDROOMS
- MODERN KITCHEN
- SOUTH/WEST FACING GARDEN
- UPDATED FAMILY BATHROOM
- DOUBLE GLAZED/ GAS CENTRAL HEATING

Description

A superb three-bedroom family home occupying a delightful position within a popular and sought after residential cul de sac. Presented in great order throughout, further benefits include a landscaped South/West facing garden with a fantastic home office, allocated parking and a garage en bloc.

The accommodation briefly comprises of an entrance hall leading into the formal living room with views to the front garden and beyond. To the rear of the property is the dining room that enjoys direct access to the rear patio. The modern kitchen now provides a selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances.

The first floor consists of three bedrooms and a modern family bathroom. The master bedroom is a spacious room and benefits from built-in wardrobes. Bedrooms two and three enjoy views of the garden. The modern family bathroom consists of fully tiled walls, a modern white suite with bath and shower over.

Externally the garden is a particular feature of the home. Extending to approx. 40 ft and enjoying a South/West aspect with a patio area providing a great place to entertain and a selection of mature flower bed borders. To the bottom of the garden the home Office/Studio is a fantastic space and provides adaptable accommodation to suit individual needs. Allocated parking and a garage en bloc.

Situation

This semi-detached house is situated within a cul-de-sac on a popular and well 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 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.

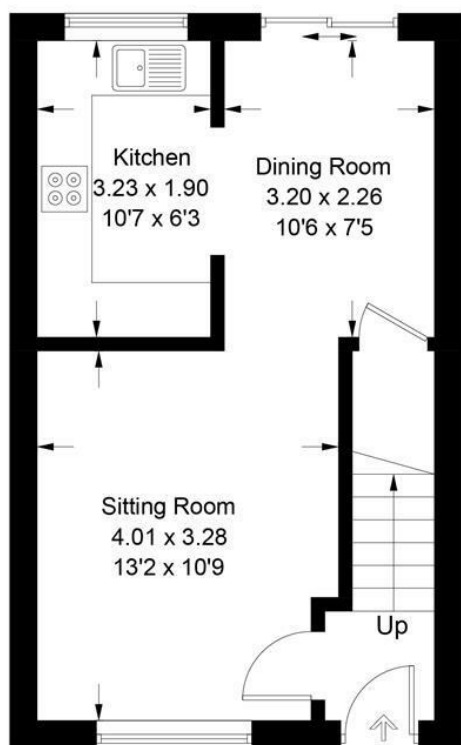
Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.

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.

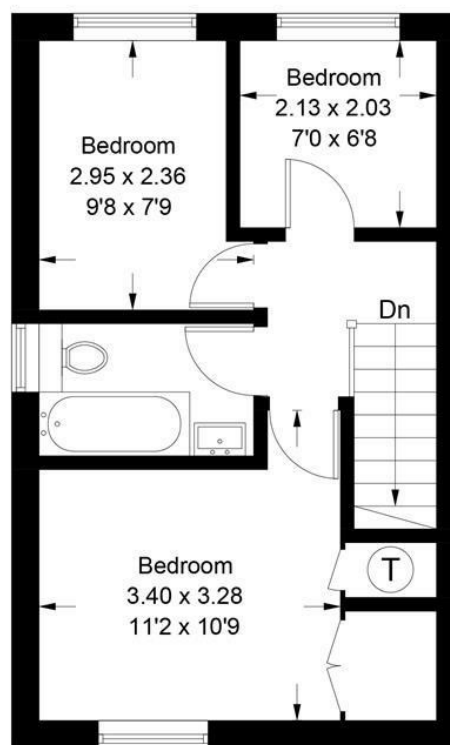
Tenure	Freehold
EPC	C
Council Tax Band	D



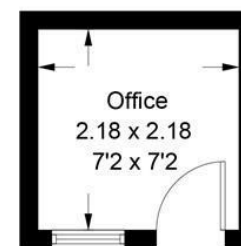
Approximate Gross Internal Area = 65.2 sq m / 702 sq ft
 Garage / Office = 18.3 sq m / 197 sq ft
 Total = 83.5 sq m / 899 sq ft



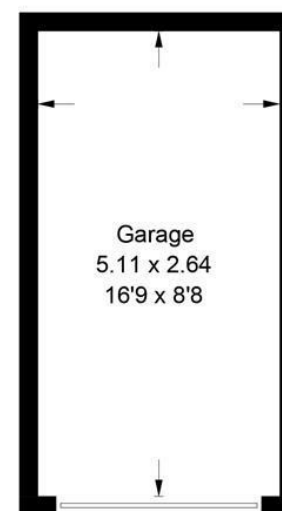
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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. (ID1203786)

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