



St Austells Place, Holmwood Dorking RH5 4NJ

welcome to

St Austells Place, Holmwood Dorking

This four bedroom beautiful end of terrace house is simply not to be missed. Located in the very popular area of Holmwood. Easy access to Dorking, with its array of shops, restaurants, not to mention outstanding schools combined with excellent commuter links.



Dorking is located in the stunning scenery of the Surrey Hills, an Area of Outstanding Natural Beauty. Dorking has convenient road and rail links, to London in less than an hour.

As you enter the very spacious entrance hall, the dining room is located to the front of the property- currently utilised as a bedroom. The spacious kitchen/dining room, is located to the rear of the home. There is ample works surface space with wall and base units, integral new oven, hob, extractor hood, fridge/freezer, washing machine and space for a dishwasher. Double glazed doors lead directly into the rear garden. The cloakroom is located close to the kitchen, with space for a tumble dryer.

From the upstairs first floor landing, you access the three bedrooms, all with plenty of space for wardrobes and bedroom furniture. The family bathroom has a panelled bath with shower above, a wash hand basin and a w.c.

The principal bedroom is located on the second floor, with the bonus of a walk-in wardrobe and plenty of space for bedroom furniture. The en suite shower room, with a wash hand basin and w.c. and window, allowing plenty of light to stream in.

The rear garden has a raised patio area close to the house which is the ideal spot for outdoor entertaining and alfresco dining. The garden is private and secluded, laid to lawn. There is also a shed offering additional storage.

There is a garage to the side of the property, with parking for up to five cars on the driveway and EV charging point.



view this property online [barnardmarcus.co.uk/Property/DRK101685](https://www.barnardmarcus.co.uk/Property/DRK101685)



welcome to

St Austells Place, Holmwood Dorking

- Potential to extend (subject to planning permission)
- End of Terrace
- Four bedrooms
- Open plan kitchen / dining room
- Private rear garden

Tenure: Freehold EPC Rating: C

£530,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/DRK101685](https://www.barnardmarcus.co.uk/Property/DRK101685)



Property Ref:
DRK101685 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)