



**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

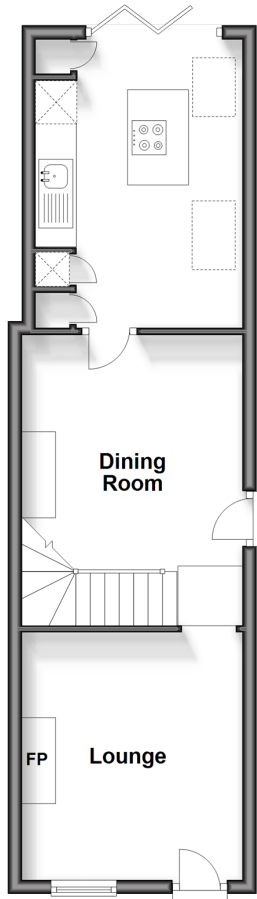
**Norfolk Road,  
Holmwood, Dorking,  
Surrey, RH5**

**OVER 60?**

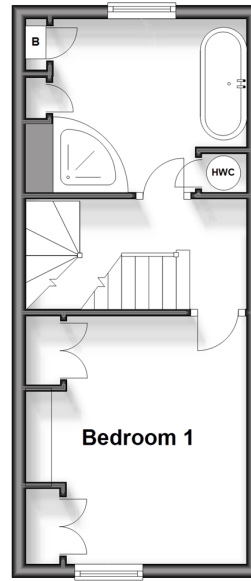
Secure this property  
for up to **59% less!**

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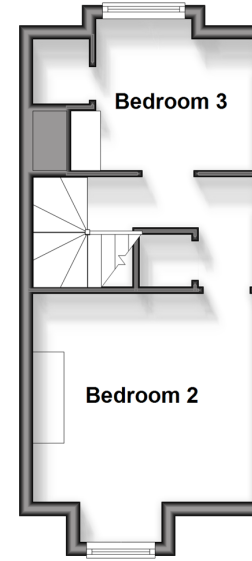
**Ground Floor**  
Approx. 38.9 sq. metres (418.3 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (277.4 sq. feet)



**Second Floor**  
Approx. 23.0 sq. metres (247.6 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 11'9 max x 10'7 (3.58m x 3.23m)

Dining Room / Snug: 13'11 max x 10'7 (4.24m x 3.23m)

Kitchen/Diner: 13'11 x 10'0 (4.24m x 3.05m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 8'11 (3.63m x 2.72m)

Bathroom

### SECOND FLOOR

Bedroom 2: 12'3 max x 10'8 max (3.74m x 3.25m)

Bedroom 2: 8'11 x 7'4 (2.72m x 2.24m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Stunning kitchen/diner with bifold doors to garden
- 2 reception rooms with working fireplace in lounge
- Large bathroom with separate shower
- Sought after village location with countryside walks and cycle trails on your doorstep
- Views to Redlands from 2nd floor



## Nearest Schools

Primary Schools: The Weald CofE Voluntary Aided Primary 1.8 miles, St John's CE Community Primary 2.1 miles, Newdigate CofE Primary 2.3 miles  
Secondary Schools: The Priory CofE Voluntary Aided School 3.2 miles, The Ashcombe School 4.3 miles

## Transport Information

Train Stations: Holmwood 1.1 miles, Dorking 3.3 miles, Dorking West 3.6 miles

## Address

Norfolk Road, Holmwood, Dorking, Surrey, RH5

## Directions

For directions to this property please contact us.





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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING  
CURRENT: **D(60)** POTENTIAL: **B(81)**

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