



3 BEDROOMS

REFITTED UPSTAIRS BATHROOM

GAS CENTRAL HEATING

15' RECEPTION & 15' KITCHEN

78' REAR GARDEN

RESERVED PARKING SPACE

Christies Residential are pleased to offer for sale this 3 bedroom terraced house situated in a Cul-De-Sac within walking distance of Holmwood Station. The property benefits from: No onward chain, Double glazing, Gas central heating (with new boiler) 15' Reception Room, 15' Fitted Kitchen/Dining room, refitted upstairs family bathroom, 78' rear garden, and reserved parking space.

**32 Oak Corner, Beare Green, Dorking,
Surrey, RH5 4SG**

£394,950

Recessed Porch
With lockable storage cupboard.

Reception Room
15.7" X 13.5" (4.79m X 4.11m)
Via double glazed front door. Double glazed window.
Laminate floor. Stairs to upper floor.

Fitted Kitchen/Dining Room
15.7" X 9.9" (4.79m X 3.02m)
Double glazed door and windows to rear garden. Range of fitted wall & base units with inset stainless steel sink Wall mounted 'Worcester Bosh' boiler. Freestanding dual fuel cooker. Freestanding dishwasher, washing machine & fridge/freezer. Tile effect laminated floor.

First Floor Landing
Storage cupboard. Loft access via pull down ladder.

Bedroom 1
11.1" X 9.5" (3.38m X 2.9m)
Double glazed window. carpeted.

Bedroom 2
12.2" X 9.5" (3.72m X 2.9m)
Double glazed window over looking rear garden. Carpeted.

Bedroom 3
7.6" X 5.1" (2.32m X 1.55m)
Double glazed window. Laminate flooring.

Refitted Family Bathroom
Obscure double glazed window. Refitted suite comprising: panel enclosed bath with wall mounted shower & screen, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Part tiled walls. Matching tiled floor.

Rear Garden
78.9" (24.05m)
Patio area with stairs to lawn with mature shrubs. Timber shed. Outdoor tap. Wooden seat. Backing railway to rear but is not visible even from the upstairs windows.

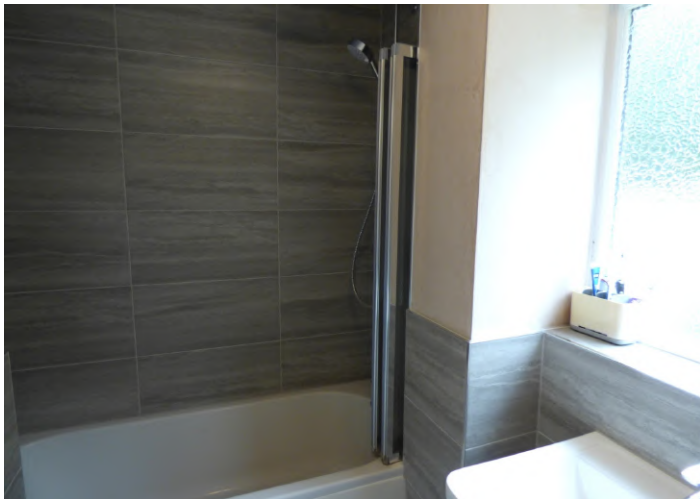
Reserved Parking Space

TENURE
Freehold

Local Authority
Mole Valley District Council

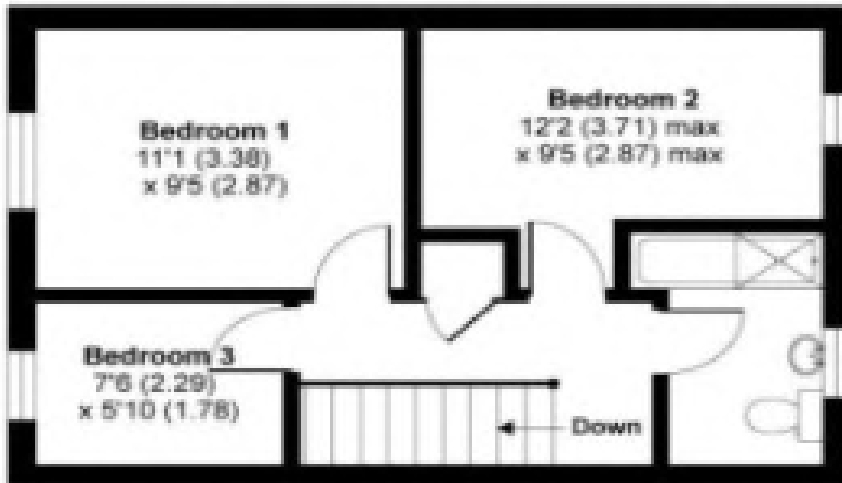
Council Tax
Tax Band D



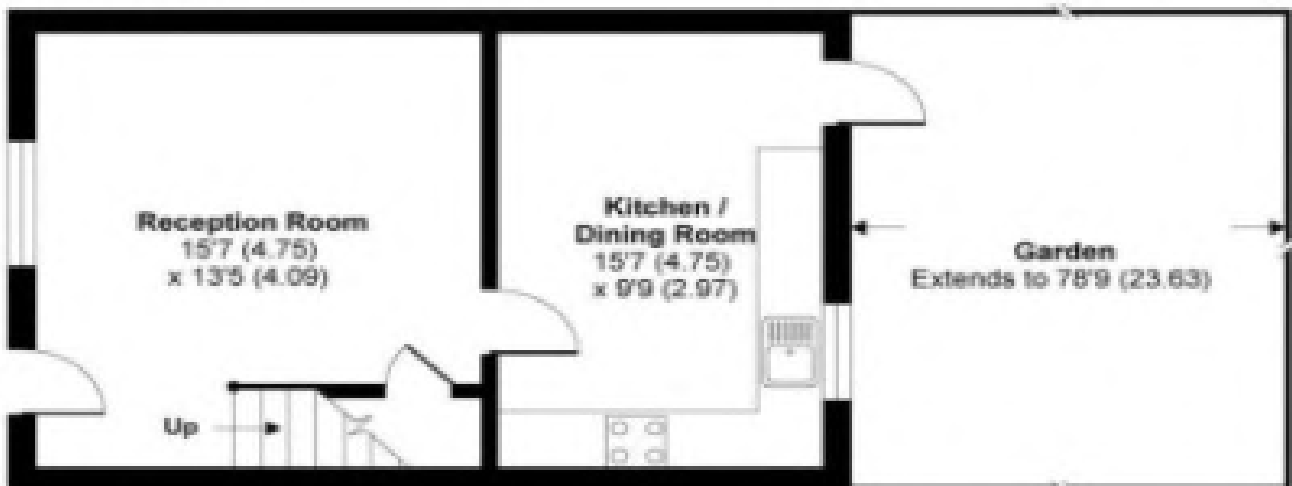


	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT 69.3 SQ METRES



FIRST FLOOR



GROUND FLOOR

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
 1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
 sales@christiesmail.co.uk lettings@christiesmail.co.uk