



Westlees Close, North Holmwood

£550,000

EPC Rating '75'

- THREE DOUBLE BEDROOMS
- FLEXIBLE LAYOUT
- UPDATED KITCHEN
- POTENTIAL TO EXTEND ON THE GROUND FLOOR STPP
- GARAGE AND DRIVEWAY
- MASTER WITH EN SUITE
- MODERN BATHROOM
- SHORT WALK TO ALL NORTH HOLMWOOD'S AMENITIES
- CUL DE SAC
- NO ONWARD CHAIN



NO ONWARD CHAIN A beautifully presented, three double bedroom family home spread across three floors and offering, flexible accommodation with enclosed rear garden, driveway parking and single garage. Situated on a tranquil road in North Holmwood, just south of Dorking and close to local amenities and great countryside walks.

Upon entering, you're greeted by an entrance hall providing access to all ground floor rooms, including a convenient cloakroom. The kitchen offers a modern array of base and eye-level high gloss units, complemented by ample worktop space, stylish tiled splashback, and integrated appliances. The spacious living/dining room, measuring 17'4ft x 12'10ft, features French doors leading directly to the garden and offers plenty of space for furniture, along with a large understairs storage cupboard.

Ascending the stairs to the first floor, you'll find two double bedrooms, one with a rear aspect currently serving as an office, and both featuring plenty of space for wardrobes. The family bathroom boasts a neutral suite with a bath and separate shower. A second staircase leads to the second floor, where the master bedroom is located. This generous room, measuring 20'5ft x 13ft, features built-in wardrobes, eaves storage, and an en-suite shower room, all illuminated by plenty of natural light streaming through two windows.

Outside

A pathway leads to the front door, while a spacious driveway to the left offers ample parking space for multiple vehicles, leading to a detached garage with light and power. A gate opens to the landscaped rear garden, designed for low maintenance, featuring a lawn area, mature borders and a patio perfect for outdoor entertaining.

Utilities

The property is connected to mains water, gas and electric. The internet connection is FTTC .

Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. Dorking town centre is under two miles to the North and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.


MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance

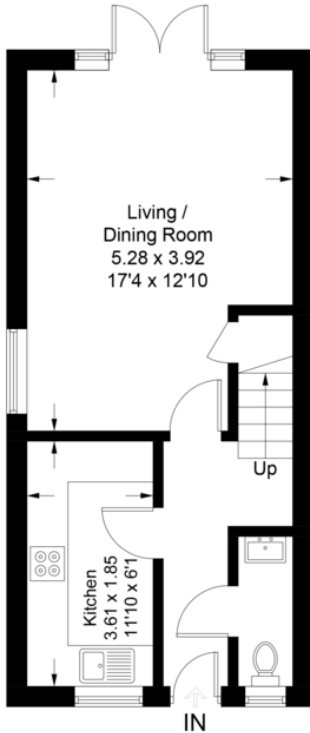


Westlees Close, RH5

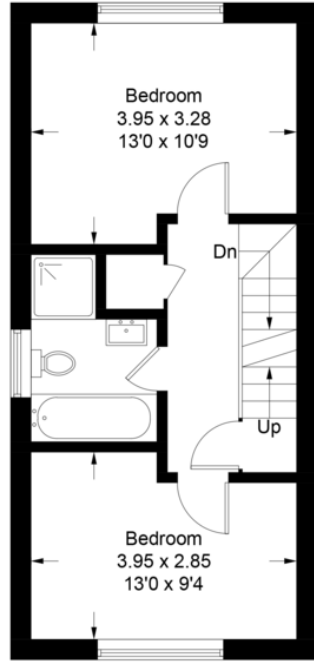
Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft
 Eaves Storage / Reduced Headroom = 9.7 sq m / 104 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 119.7 sq m / 1288 sq ft



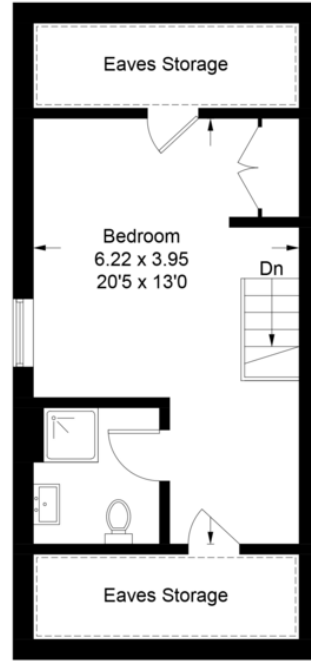
 = Reduced headroom below 1.5m / 5'0



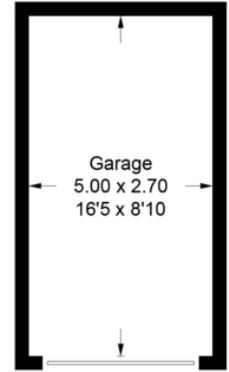
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064644)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

