



Treelands, North Holmwood

Guide Price £315,000

EPC Rating '72'

- ONE DOUBLE BEDROOM
- LARGE PRIVATE GARDEN
- MODERN KITCHEN
- LIVING/DINING ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- LARGE BATHROOM
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING FOR TWO CARS
- WITHIN A SHORT DRIVE OF DORKING TOWN CENTRE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Nestled in the sought-after North Holmwood area, just a short distance from Dorking and local amenities, this contemporary one-bedroom residence boasts two off-road parking spaces and a generously sized, fully enclosed garden.

Stepping through the covered porch, you're welcomed into an open plan living and dining area. Newly installed French doors flood the space with natural light and offer seamless access into the garden. The modern kitchen is well appointed with a range of base and eye level units, integrated oven & hob and ample countertop space. A spacious under-stairs storage cupboard adds to the practicality of the ground floor.

Ascending the stairs to the landing, you'll find access to the bedroom, bathroom, airing cupboard and loft hatch. The bedroom, measuring a generous 14'3ft x 9'9ft, features built-in wardrobes and ample room for additional furnishings. The accommodation is completed by the well-appointed bathroom, boasting a modern white suite.

Outside & Parking

A pathway leads to the property's entrance and to the side there is a large garden, a rare feature for this this development. Mostly laid to lawn, there is a patio area for outdoor entertaining and a sizable storage shed. Additionally, the property benefits from two allocated off-street parking spaces, with plenty of street parking available on Holmesdale Road for visitors.

Utilities & Council Tax

This property falls under Council Tax Band C. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

Location

North Holmwood offers a local shop with Post Office, village green with pond overlooked by St. John's Church. 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.

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

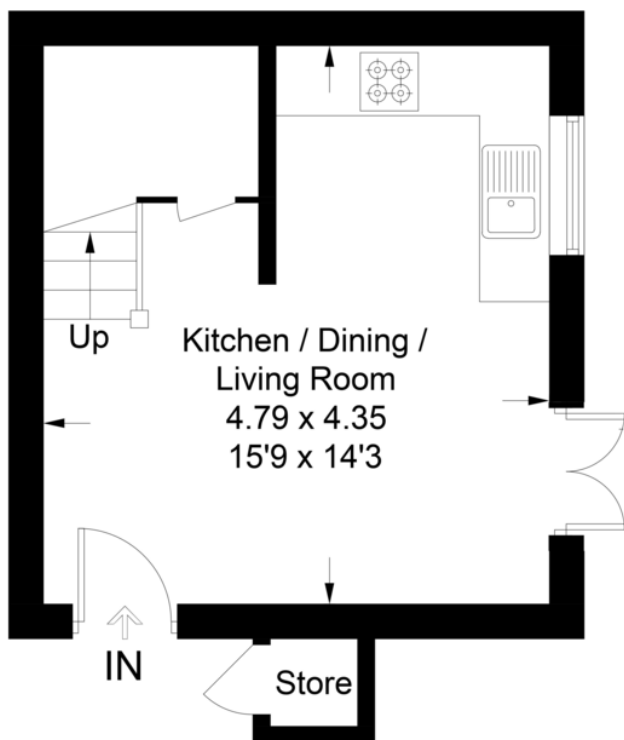
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.

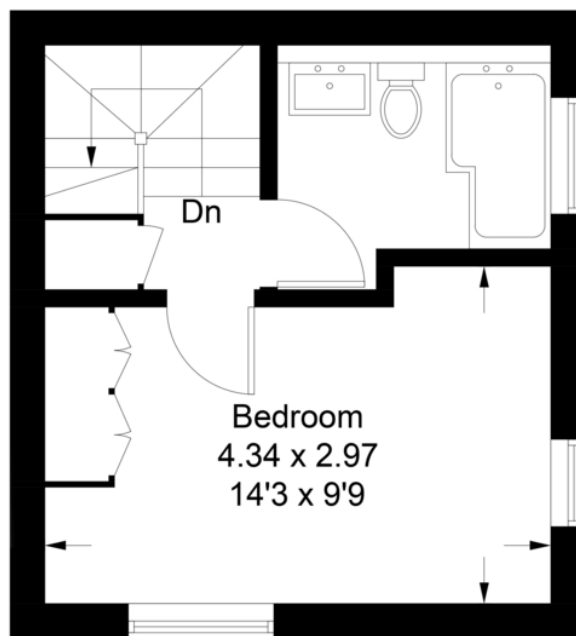


Treelands, RH5

Approximate Gross Internal Area = 42.1 sq m / 453 sq ft
(Excluding Store)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

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

