



Leith Road, Beare Green

OIEO £350,000

EPC Rating '70'

- TWO BEDROOMS
- SEMI-DETACHED HOME
- MODERN KITCHEN/BREAKFAST ROOM
- LARGE LIVING ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- SHORT WALK FROM LOCAL SHOPS
- CLOSE TO HOLMWOOD TRAIN STATION
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



This stylish, two-bedroom semi-detached home is situated in a peaceful location within a sought-after residential area just a short stroll from Beare Green's village amenities and Holmwood mainline station. Further benefits include off-street parking and a sunny south-west facing rear garden.

Entering the property, a welcoming hallway leads to a spacious and well-presented living room with a front aspect which is wonderfully bright and spacious, with plenty of space for a large suite. The kitchen/dining room boasts a range of stylish shaker style base and eye level units, complemented by solid wooden worktops, a double Belfast sink and space for essential freestanding appliances. It also offers direct access and views to the rear garden as well as a dedicated space for a small dining table and chairs.

Stairs rise to the first floor, consisting of two bedrooms and a family bathroom. The master bedroom at the front includes wall to wall, built-in wardrobes and an additional over stairs storage cupboard, while the second bedroom is a well-proportioned single room, currently set up as a home office and guest room. A modern family bathroom with contemporary white three-piece suite completes the first-floor accommodation.

Outside

A path leads to the front door and an adjacent brick-built storage cupboard. The south-west facing rear garden is mainly laid to lawn with a patio area, perfect for outdoor entertaining. Additionally, there's an allocated parking space which can be accessed via the rear garden.

Council Tax & Utilities

The property falls under council tax band D. The property is connected to mains drains, water, electricity and gas. The property has a FTTP internet connection.

Location

Leith Road is situated within the heart of Beare Green village which offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county

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

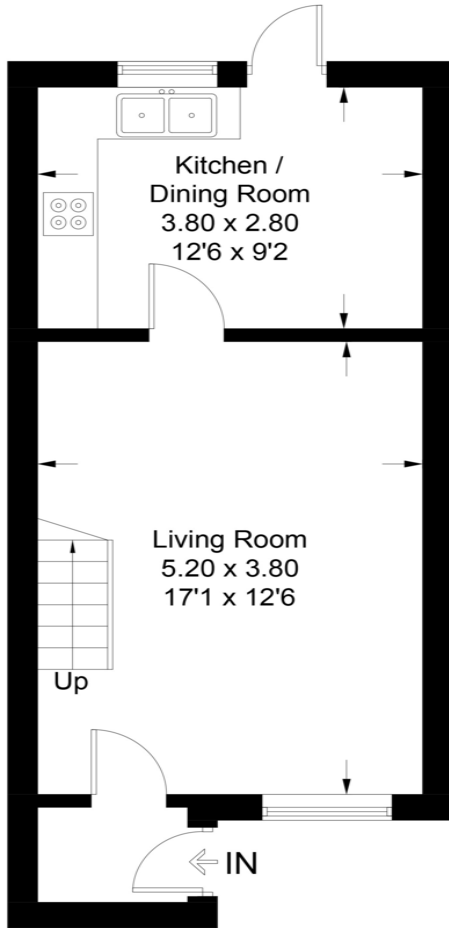
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

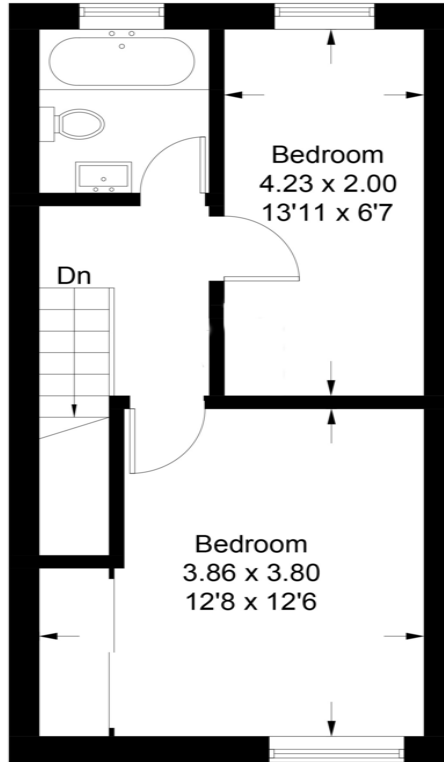


Leith Road , RH5

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID688726)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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