

Warwick Close, Holmwood

Guide Price £500,000

Property Features

- NO ONWARD CHAIN
- MID-TERRACED THREE BEDROOM HOUSE
- PRIVATE SOUTH FACING GARDEN
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- CONTEMPORARY KITCHEN
- CLOSE TO LOCAL CHURCH & NURSERY
- QUIET CUL-DE-SAC LOCATION
- COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

NO ONWARD CHAIN A beautifully presented three-bedroom mid-terraced detached property offering contemporary style mixed with open plan living, South facing rear garden and off-street parking. Situated within a quiet cul-de-sac, close to everything South Holmwood village has to offer.

This delightful family home starts in the spacious entrance hall which provides access to all ground floor accommodation, under stairs storage cupboard and stairs to the first floor. The front aspect living room has plenty of room for comfortable seating and features a charming fireplace with wood burning stove, which creates a cosy ambiance and leads seamlessly into the open plan kitchen/dining room. This is an excellent entertaining space which has been designed to maximise space whilst enjoying the views out to the garden and begins with the dining area which has ample room for a large table and chairs. The kitchen has been cleverly separated by a large island with breakfast bar with storage on one side and seating on the other. The kitchen itself has a range of base and eye level units complemented by ample worktop space and room for the expected appliances. Wall to wall bi-folding patio doors open onto the garden, connecting the two spaces and also provides plenty of natural light, making this a wonderfully bright space. A modern shower room with white suite finishes the ground floor accommodation.

From the hallway, stairs rise to the first floor which provides access to all rooms and loft hatch. The main bedroom is a generous 13'7 x 10'7ft, providing plenty of space for furniture and offers views of the rear garden. Bedroom two is well-sized double again overlooking the garden. Bedroom three is a large than average single room. Completing the upstairs accommodation is the stylish family bathroom that has been tiled for a contemporary feel and features a modern three-piece suite with shower over the bath.

Outside

Towards the front of the property there is a driveway, offering parking for multiple vehicles. The South facing rear garden is yet another wonderful feature to this home which offers a spacious area of lawn perfect for outdoor entertaining. The whole garden is fully fence enclosed offering a sense of privacy and a blank canvas for the new owners to make their own.

PLEASE NOTE – In the title of this property there is a restriction that the sale can only be to parties that live or work in the administrative county of Surrey for 3 years preceding the purchase. Please do contact the office if you require more information.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

South Holmwood village offers a selection of facilities including South Holmwood train station which is within proximity (1 mile) just a short 4-minute drive or 20-minute walk, offering a regular service into London. Other notable amenities close by include The Holly & Laurel Emporium café, doctors' surgery, village hall, St Mary Magdalene church, the village shops in nearby Beare Green and The Weald School. Situated about two miles to the North is Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within a short drive offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11-minute walkaway) and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including Leith Hill & Box Hill (National Trust) – ideal for the walking and riding enthusiasts, plus Denbies Wine Estate (England's largest vineyards).

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

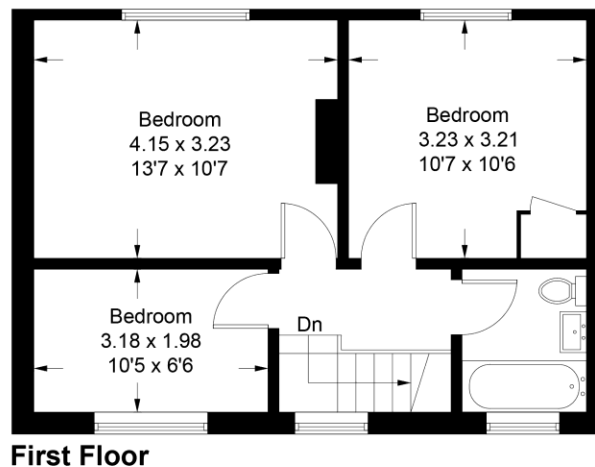
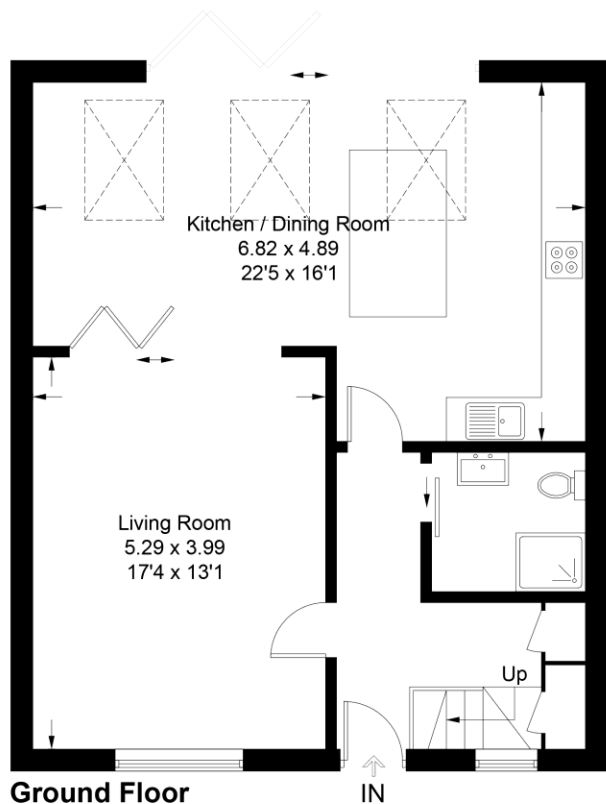
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to





Warwick Close, RH5

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft



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. (ID1134568)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

