



Bentsbrook Close

North Holmwood

OIEO £450,000

Property Features

- THREE BEDROOMS
- ENCLOSED GARDEN
- LARGE GARAGE
- NO ONWARD CHAIN
- CLOSE TO DOCTOR SURGERY & VILLAGE SHOP
- 21FT LIVING/DINING ROOM WITH GARDEN VIEWS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

NO ONWARD CHAIN A well-presented three-bedroom, semi-detached house offering driveway parking and a large garden with detached garage. Located in the popular North Holmwood village, it's conveniently positioned close to local amenities such as the surgery and post office, and just a short drive from Dorking town centre.

Upon entering, you're welcomed by a bright hallway that leads to the front-facing kitchen, fitted with classic wooden cabinetry, a gas cooker with hood, and spaces for essential appliances. Thanks to its dual aspect and side door access, the kitchen enjoys an abundance of natural light. Adjacent to the kitchen is the impressive, open plan living and dining area which is an ideal space for entertaining. This room offers ample seating options with views over the lovely garden and French doors that open onto the patio. Finishing off the ground floor is a useful W/C with basin.

Upstairs, you'll find a bright and spacious double bedroom as well as two single bedrooms, each with room for free-standing furniture. Bedroom two also benefits from useful eaves storage which runs the width of the property. The stylish bathroom completes the upper floor, featuring a white suite with a bath and overhead shower, alongside a built-in linen cupboard for extra storage of towels and toiletries.

Garden & Parking

The property provides driveway parking for two cars, with gated access to the generous, private rear garden. Bordered by mature trees, the garden includes a large, detached garage/games room with power and lighting, offering a versatile space for various uses.

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 FTTP connection.

Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church. Dorking town centre is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more comprehensive shopping and recreational facilities, the major shopping centre in Horsham is 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. For the commuter, Holmwood train station is within walking distance and a short drive. The property 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, 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 recheck the measurements.



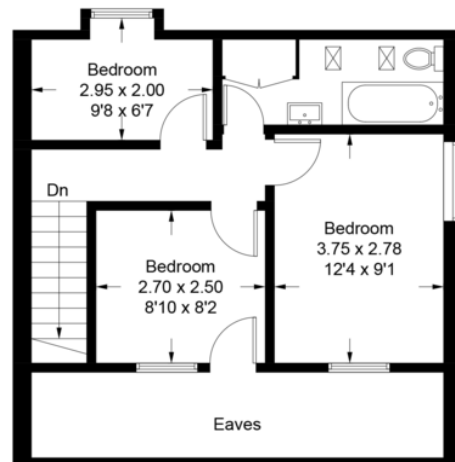


Bentsbrook Close, RH4

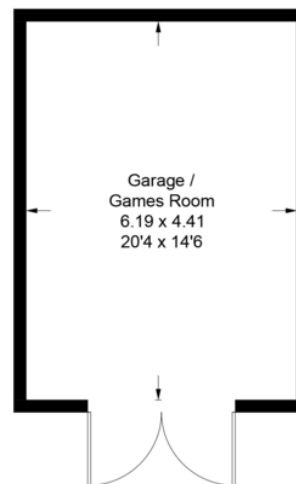
Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
 Reduced Head Room / Eaves = 9.4 sq m / 101 sq ft
 Garage / Games Room = 27.3 sq m / 294 sq ft
 Total = 119.2 sq m / 1283 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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. (ID1145299)

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

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