

Howard Road, North Holmwood

Guide Price £450,000

EPC Rating 'TBC'

- End terraced period house
- Two doubles and one single bedroom
- Modern kitchen
- Spacious lounge with bay window
- Sunny enclosed landscaped garden
- updated bathroom
- Well-proportioned dining room
- Beautifully presented throughout
- Close to local amenities and Holmwood Common
- Short drive to Dorking town centre



This attractive three-bedroom period end-of-terrace home has been tastefully modernised throughout, while retaining its original character and charm. It features a beautifully landscaped rear garden and is conveniently located on a popular road in North Holmwood, just south of Dorking town centre and close to all local amenities.

The accommodation starts with a useful porch which opens into an inviting dining room, which exudes a wonderfully open space and a homely feel. The spacious, 14ft lounge has a cosy atmosphere with two built in shelving units, a large bay window and a characterful fireplace. The kitchen is well presented, featuring a range of eye-level and base units, ample worktop space, a selection of built-in appliances, and room for additional freestanding appliances plus a door out to the garden. Finishing the downstairs is a well-proportioned family bathroom including a bathtub with an overhead shower and some modern-looking tiles introducing a cleaner feel.

Upstairs, the landing offers access to all rooms and loft access. The main bedroom is a spacious double, enhanced by two large windows, bringing in lots of light and a feature fireplace. Additionally, there is also plenty of space for free standing furniture. The second bedroom is another well-proportioned double and the third is a perfect single bedroom which could possibly be used instead as a home office.

Outside, the well-sized rear garden is enclosed by fencing and colourful flowers giving it a neater and pleasant feel. A side gate leading to easy access in and out of the house and a practical storage shed.

Council Tax & Utilities

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

Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church, 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.

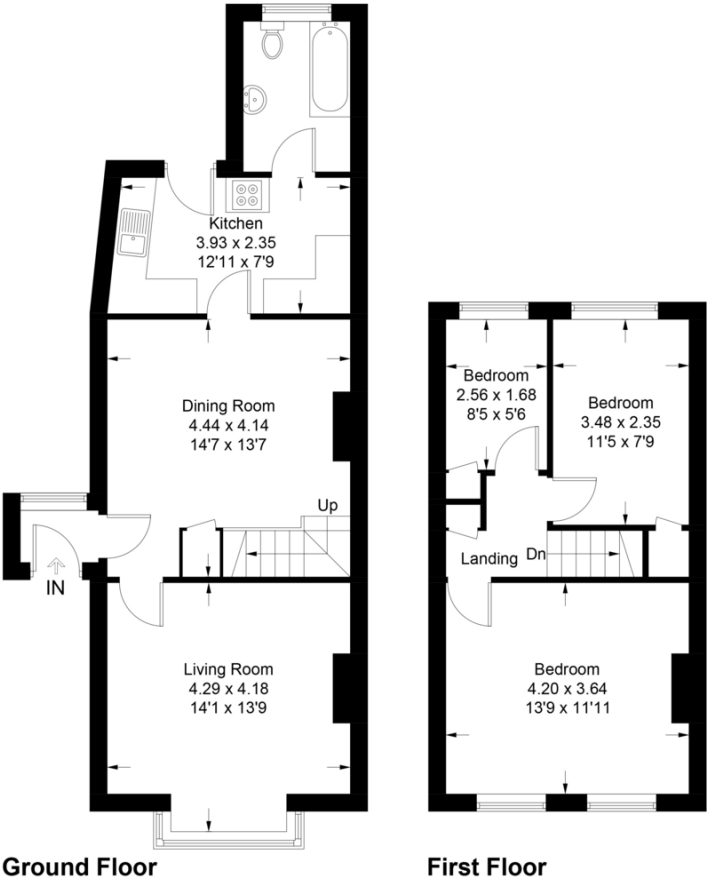
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Howard Road, RH5

Approximate Gross Internal Area
86.8 sq m / 934 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. (ID1225905)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band

TENURE

Freehold

LOCAL AUTHORITY

CONTACT

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RH4 2HD

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