



Howard Road

North Holmwood

**Guide Price £439,950**

### Property Features

- MID-TERRACED PERIOD HOME
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- LARGE SOUTH-WEST FACING REAR GARDEN
- UPDATED SHOWER ROOM
- DINING ROOM & LIVING ROOM
- CLOSE TO LOCAL AMENITIES AND HOLMWOOD COMMON
- SUNNY CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- SHORT DRIVE TO DORKING TOWN CENTRE





# Full Description

A beautifully presented, two-bedroom mid terraced home, boasting a large private rear garden. Conveniently located on a popular road in North Holmwood, just south of Dorking town centre. This attractive period home has recently been modernised throughout whilst retaining its period character and charm.

The accommodation opens into the inviting living room, which exudes a wonderfully cosy and homely atmosphere. The front-facing sitting room is a delightful space, boasting a large sash window, stripped wood flooring, and a characterful fireplace. Next is the dining room which is equally as inviting, with ample space for a large table and chairs and seamlessly connects to the kitchen, making it the ideal space to entertain. A useful under-stairs cupboard with power and lighting provides additional storage to maximise space. The modern, galley kitchen has been fitted with a range of base-level units, cooker with gas hob and space for additional appliances. The kitchen window overlooks the side garden, flooding the space with natural light. At the rear, a stunning contemporary wooden conservatory provides extra versatile reception space, with sliding doors opening onto the decked garden area.

Upstairs, the landing offers a generous storage cupboard and loft access. The main bedroom is a spacious double, enhanced by two large sash windows and a feature fireplace. The second bedroom is another well-proportioned double, while the shower room boasts a luxurious walk-in shower, a white hand basin, a W/C, built-in storage, and a slate-tiled floor.

## Outside

The front garden is enclosed by a charming brick wall with a pathway leading to the front door. The well-sized, south-west-facing rear garden is enclosed by fencing and hedging, featuring a large raised decked area with built-in storage. Steps lead down to a freshly laid lawn, a pathway, 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. 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.

**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.



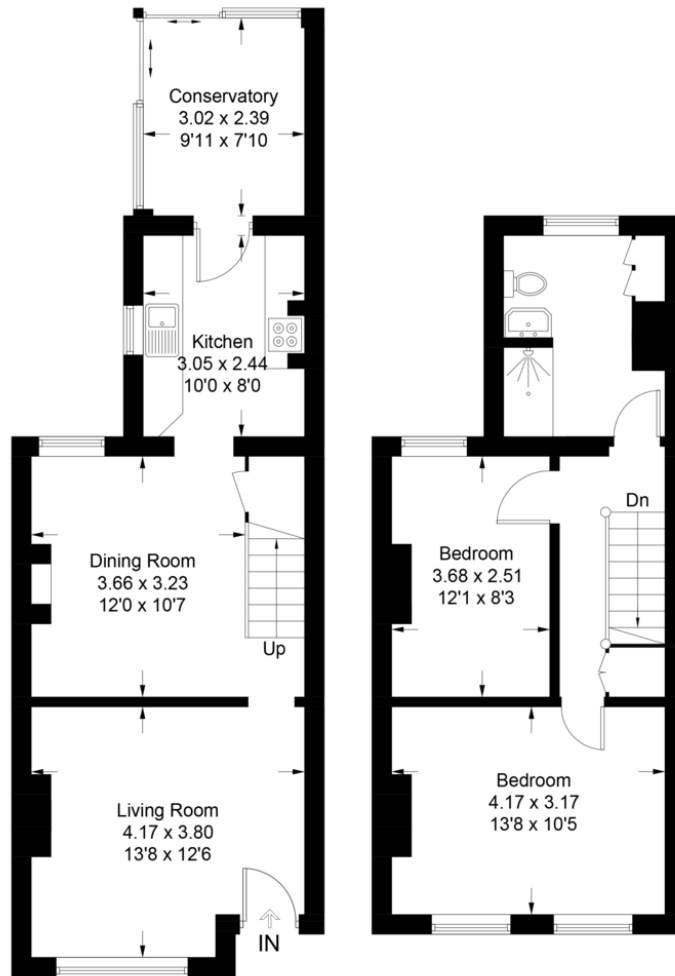






## Howard Road, RH5

Approximate Gross Internal Area = 84.0 sq m / 904 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. (ID1169007)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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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