



Holmesdale Road, North Holmwood

Guide Price £425,000

EPC Rating '64'

- TWO BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- SUNNY 15'7FT LOUNGE
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING & SINGLE GARAGE
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND STPP
- CLOSE TO LOCAL SHOPS, VILLAGE GREEN & HOLMWOOD COMMON
- UPDATED BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE



A contemporary and stylish two bedroom house offering a pretty landscaped garden, single garage and the potential to extend STPP. The property is situated on a popular road within the heart of North Holmwood, just south of Dorking and nearby to local amenities and good schools.

Having been modernised throughout, this home starts in the separate entrance porch before opening out into the spacious front aspect living room, offering plenty of space for a large suite, perfect for socialising with family or friends and enjoys a sunny aspect. A large understairs storage cupboard provides the ideal space for storing household items. Adjacent is the stylish kitchen/dining room which has recently been updated and is another well-proportioned room. The kitchen has been fitted with an array of floor to ceiling units complemented by ample worktop space, integrated oven and room for all the expected appliances. Overlooking the garden and enjoying direct access outside, the kitchen is a sunny space with a breakfast bar providing space for dining.

Upstairs the spacious landing provides access to all the first-floor accommodation and loft hatch. The main bedroom is a spacious 13ft with built-in storage and views over the garden. Bedroom two is a versatile single room, currently set up as a home office. Finishing off the upstairs is the modern bathroom completed with a stylish three-piece suite including a large vanity unit and bath with overhead shower.

Outside

Towards the front there is a pretty garden with a path leading up to the front door. To the right-hand side, there is a garage in a block which is included with the property. The landscaped garden is yet another wonderful feature to this property offering a section of patio, which leads down to an area of lawn/ The whole garden is fence enclosed, creating a sense of privacy and has an inviting array of shrubs and potted plants. There is also a useful side access gate, offering further space with two storage sheds.

Location

North Holmwood offers a local shop with Post Office, village green with pond overlooked by St. John's Church. Dorking town centre is under two miles to the north and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south.

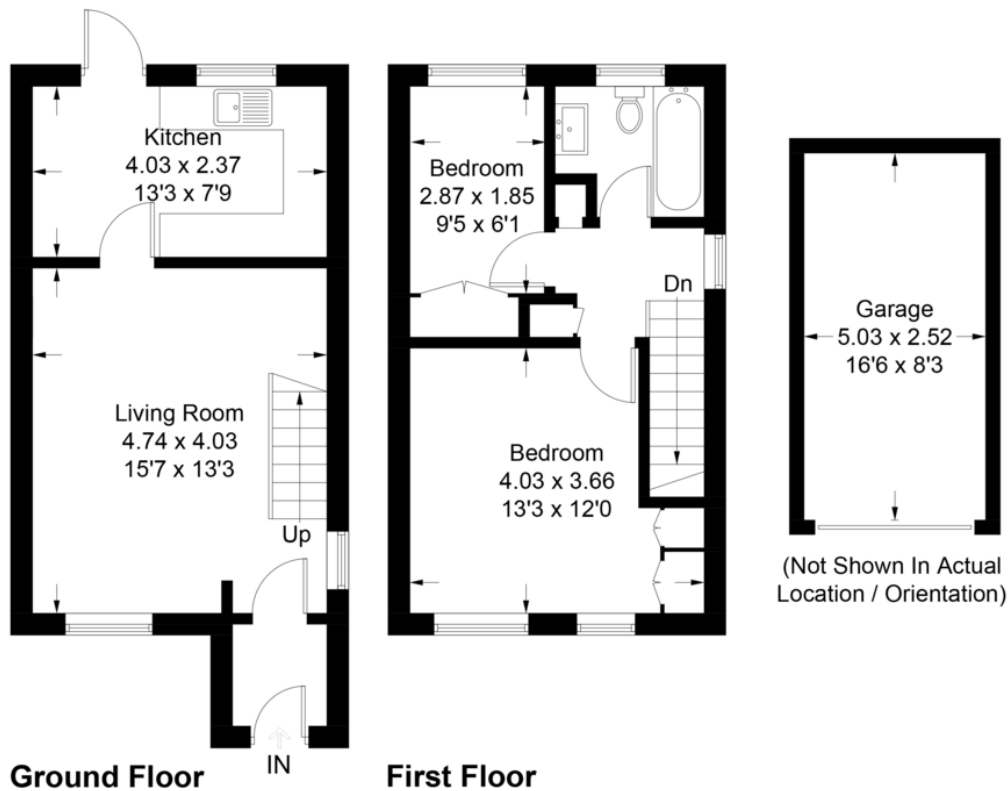
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. Agents

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.



Holmesdale Road, RH5

Approximate Gross Internal Area = 61 sq m / 656 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 73.6 sq m / 792 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. (ID1248171)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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