



Abinger Close

North Holmwood

Guide Price £435,000

Property Features

- THREE BEDROOMS
- END OF TERRACE HOUSE
- SOUTH FACING GARDEN
- SINGLE GARAGE & ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- SITTING ROOM WITH DOORS OUT TO GARDEN
- KITCHEN & SEPARATE DINING ROOM
- QUIET CUL DE SAC LOCATION
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Full Description

Set in a peaceful, tucked-away position within the ever-popular North Holmwood Park development, this modern three-bedroom home offers an attractive south-facing rear garden, a single garage with off-road parking and excellent access to village amenities. Dorking Town Centre is only a short drive away, making this an ideal location for those seeking a blend of convenience and tranquillity.

The property is entered via a useful entrance hall which leads into a bright and generously sized sitting room. Large patio doors open directly onto the rear garden, creating a seamless indoor/outdoor flow and providing an inviting space for everyday relaxation or entertaining guests. Adjacent is the spacious kitchen/dining room, which has been fitted with a range of traditional units, space for freestanding units and enjoys views over the garden as well as a single door for easy outside access.

Upstairs, the landing serves three well-proportioned bedrooms. The principal bedroom is an excellent-sized double featuring floor-to-ceiling walk-in wardrobes along with a separate linen cupboard. The remaining two bedrooms, both enjoy lovely outlooks and offer flexible use for family, guests, or home working. The family bathroom has been fitted with a bath, overhead shower and tiled for a practical aesthetic.

Garden & Parking

To the front, a neatly kept area of lawn sits alongside a pathway leading to the entrance, with side access provided to the rear. The south-facing rear garden extends the full width of the property and backs onto mature woodland, offering a wonderful sense of privacy and a picturesque backdrop. Fully enclosed and featuring both lawn and patio areas, it is ideal for outdoor dining, play, or simply unwinding in the sunshine. A single garage, positioned in a nearby block with off-road parking, completes this desirable home.

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.

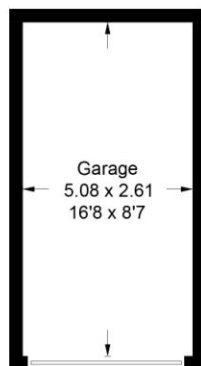
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



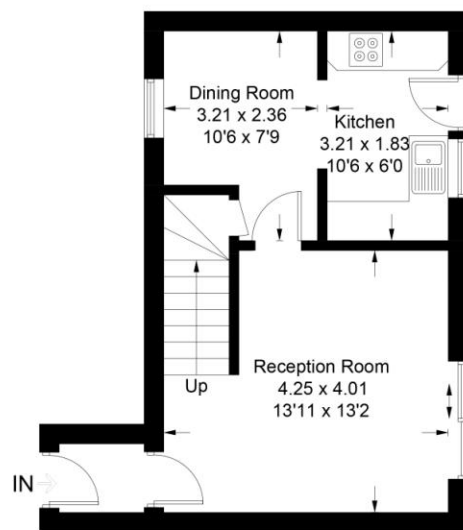


Abinger Close, RH5

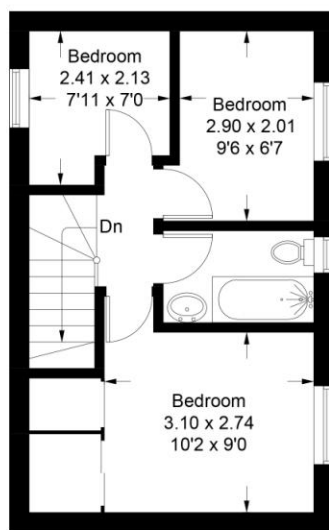
Approximate Gross Internal Area = 66.1 sq m / 711 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 79.4 sq m / 854 sq ft



(Not Shown In Actual
Location / Orientation)



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. (ID1254441)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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

www.seymours-estates.co.uk
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01306 776674

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