



7 Honeysuckle Lane, North Holmwood, Dorking, Surrey, RH5 4TF

Guide Price £375,000



- TWO BEDROOM HOME
- LIVING/DINING ROOM
- POPULAR LOCATION
- WELL PRESENTED
- UPGRADED BOILER
- MODERN KITCHEN
- WEST FACING GARDEN
- GARAGE EN BLOC
- FAMILY BATHROOM
- DOUBLE GLAZED WINDOWS

Description

A superb two-bedroom home occupying a delightful position within a popular and sought after residential development. Presented in great order throughout, further benefits include a west facing garden, updated modern kitchen and a garage en bloc.

The accommodation briefly comprises of an entrance hall that provides access to all principal rooms. The modern kitchen has recently been updated and now provides a selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances. The living room is well presented and includes space for a small table and chairs, there is also direct access to the rear garden.

The first floor consists of two bedrooms and a family bathroom. The master bedroom is a spacious room and benefits from built-in wardrobes and views of the garden. The second bedroom is currently arranged as a home office/guest room.

Externally the garden extends to approx. 30 ft and enjoys a westerly aspect with a patio area providing a great place to entertain. There is also parking available and a garage en bloc.

We are required under the Estate Agents Act 1979 and the Provision of Information Regulation 1991, to point out that the client we are acting for in the sale of this property is a "connected person" as defined by that Act.



Situation

This home is situated within a popular and well established residential development.

North Holmwood village centre has a local general store, which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.

Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on High Street offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E. The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Tenure

EPC

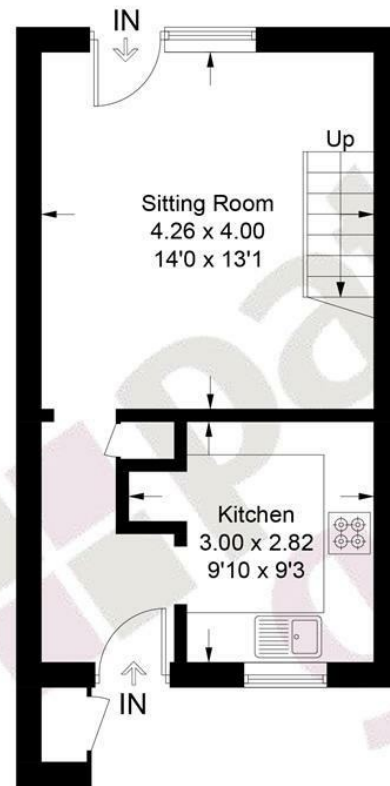
Council Tax Band

Freehold

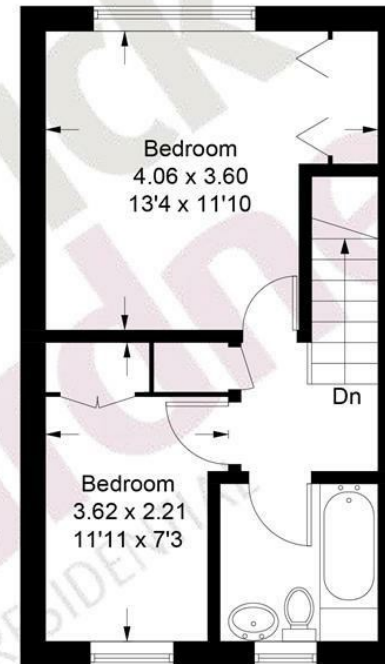
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D

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft
External Cupboard = 0.5 sq m / 5 sq ft
Total = 59.6 sq m / 641 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 decisions reliant upon them. (ID1288748)

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