Seymours

Treelands

North Holmwood, Dorking

Guide Price £395,000

Property Features

- TWO-BEDROOM HOME BACKING ONTO COPSE
- OPEN PLAN LIVING/DINING ROOM
- GENEROUS PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES
- UPDATED FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH COVERED DECKED ENTERTAINING AREA
- SINGLE GARAGE IN NEARBY BLOCK
- CLOSE TO CHILDREN'S PLAY PARK & PLAYING FIELDS
- NEW GAS BOILER (2026)
- WITHIN A SHORT WALK TO THE LOCAL AMENITIES
- LOCATED BY A SECLUDED DUCK POND

Full Description

A well-presented two-bedroom, mid terraced home tucked away in a particularly attractive position within North Holmwood, enjoying a leafy outlook and easy access to surrounding woodland and open spaces. The property offers bright, well-proportioned accommodation, a private rear garden with a covered entertaining area and the added benefit of a single garage, making this an excellent home for first-time buyers, young families or those looking to downsize.

The accommodation begins with an entrance porch opening into a spacious and light-filled living/dining room. This sociable room provides plenty of space for both comfortable seating and a dining table, with a large front window allowing an abundance of natural light and a dedicated space for meals. To the rear is the kitchen, fitted with a good range of wooden base and eye-level units together with ample worktop space and room for a selection of freestanding and integrated appliances. There is also additional space for laundry appliances, while a door provides direct access to the garden.

Upstairs, the principal bedroom is a particularly generous double with built-in wardrobes and two windows, creating a wonderfully light and airy space. The second bedroom is also well proportioned and enjoys an attractive outlook towards the surrounding greenery. Completing the first floor is the updated family bathroom, fitted with a modern white suite with a shower over the bath.

Outside, the private rear garden has been thoughtfully arranged for both relaxing and entertaining. Immediately adjoining the house is a fantastic covered decked area, creating an ideal space for outdoor dining and entertaining throughout much of the year. Beyond this is a level lawn bordered by mature planting, with a further paved seating area at the end of the garden. A further significant benefit is the property's single garage, located within a nearby block as off-street parking for residents.

Location

The setting is a real feature of the home. Aerial views show just how wonderfully green the surroundings are, with the property positioned close to woodland, ponds and open spaces. Holmwood Common, managed by the National Trust, provides hundreds of acres of woodland and walking trails nearby. North Holmwood's village amenities are also within a short walk, including a local convenience store/Post Office, village hall, sports club and children's play facilities. 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.

Council Tax & Utilities

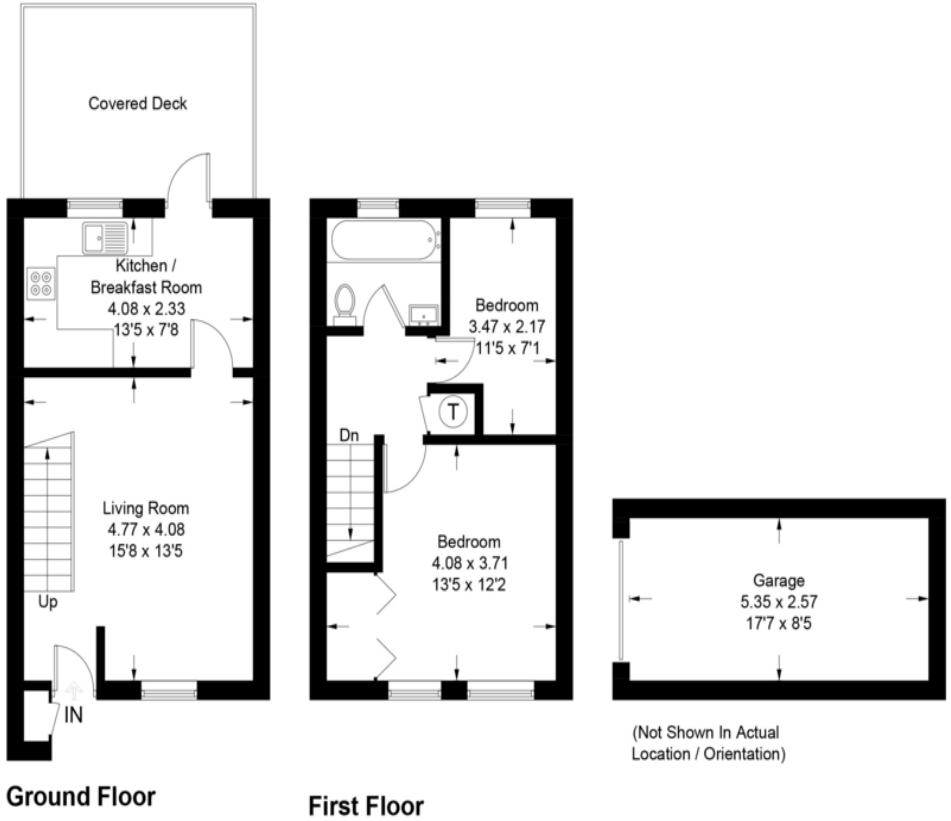
This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

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.

Treelands, RH5

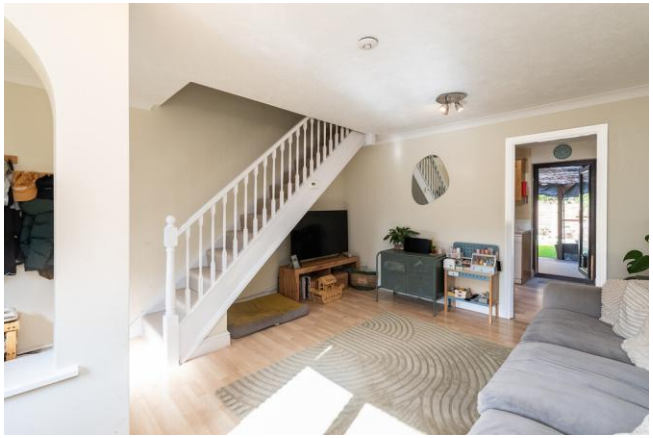
Approximate Gross Internal Area = 59.7 sq m / 643 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 73.3 sq m / 789 sq ft

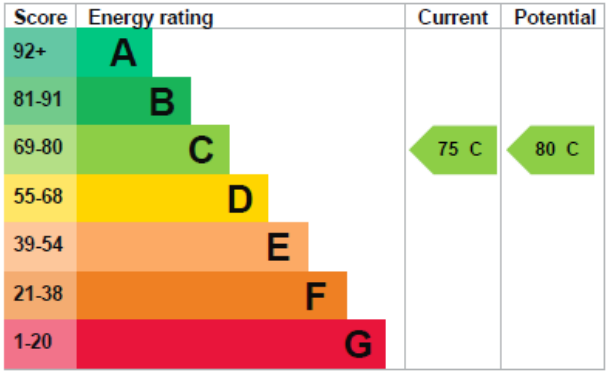


Ground Floor

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. (ID1339289)





COUNCIL TAX BAND
D

TENURE
Freehold

LOCAL AUTHORITY
Mole Valley District Council

CONTACT
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements