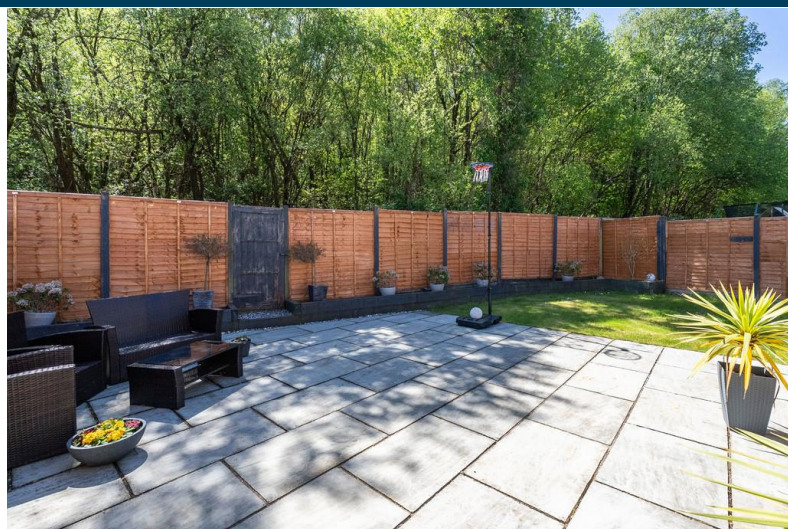




Shere Close, North Holmwood

Guide Price £539,000

EPC Rating '71'

- SEMI DETACHED HOUSE
- THREE BEDROOMS & DETACHED HOME OFFICE
- 13 FT SITTING ROOM AND SEPARATE FAMILY ROOM
- CONTEMPORARY KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- STYLISH FAMILY BATHROOM
- OFF ROAD PARKING FOR 3 CARS
- PEACEFUL CUL DE SAC BACKING ONTO COPSE
- POTENTIAL TO EXTEND STPP
- SHORT DRIVE TO DORKING TOWN CENTRE & MAINLINE TRAIN STATIONS



A contemporary three-bedroom semi-detached offering a contemporary and flexible layout, making it ideal for modern family living. Set within a quiet and popular cul de sac in North Holmwood, the property also features off road parking, rear garden with detached home office and the potential to extend STPP.

The accommodation begins with a welcoming entrance hallway providing access to all principal rooms, along with stairs rising to the first floor and a convenient downstairs W/C. To the front of the property is a comfortable sitting room, with ample space for a large suite, enhanced by plantation shutters for added privacy. French doors lead through to the stylish kitchen/dining room, thoughtfully arranged with modern units and ample workspace, creating an excellent hub for everyday living and entertaining. Integrated appliances create a seamless feel, with a breakfast bar at one end for casual meals. Sliding doors open into the rear aspect family room, a wonderful light-filled space overlooking the garden and providing additional flexible living accommodation. Sitting in a South easterly position, this room enjoys sun throughout the day.

Upstairs, a generous landing with built-in storage leads to three bedrooms. The main bedroom measures approximately 12'11 x 9' and benefits from built-in storage with mirror frontage. Bedroom two overlooks the rear garden and also features storage, while bedroom three is a well-proportioned single room with additional storage. Completing the first floor is the modern family bathroom, fitted with a contemporary white suite, stylish tiling and a walk-in shower.

The property further benefits from new windows and doors, fitted in 2018 and remain under the 10 year guarantee.

Outside

To the front of the property is a small area of lawn with a pathway leading to the front door and driveway parking for two cars plus a space to park a 3rd car. The rear garden is fully enclosed, featuring an attractive patio area perfect for outdoor entertaining, with the remainder laid to lawn, bordered by raised beds, and a useful side access gate as well as out to the woodlands beyond. The garden room sits to the side of the property and features both power and lighting, making it an ideal home office, craft room or gym.

Council Tax & Utilities

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

Location

North Holmwood offers a local shop and green, complete with a picturesque pond and the charming St. John's Church. Dorking town centre lies under two miles to the north, offering a wide range of shops, cafés, and leisure facilities, as well as a mainline station with services to London Victoria and Waterloo in approximately 54 minutes. The area benefits from excellent road links to London and the south coast, with Junction 9 of the M25 within 10 miles. Both Heathrow and Gatwick airports are easily accessible, with Gatwick around 10 miles to the south. There is a regular bus service between Dorking and Horsham town centres.

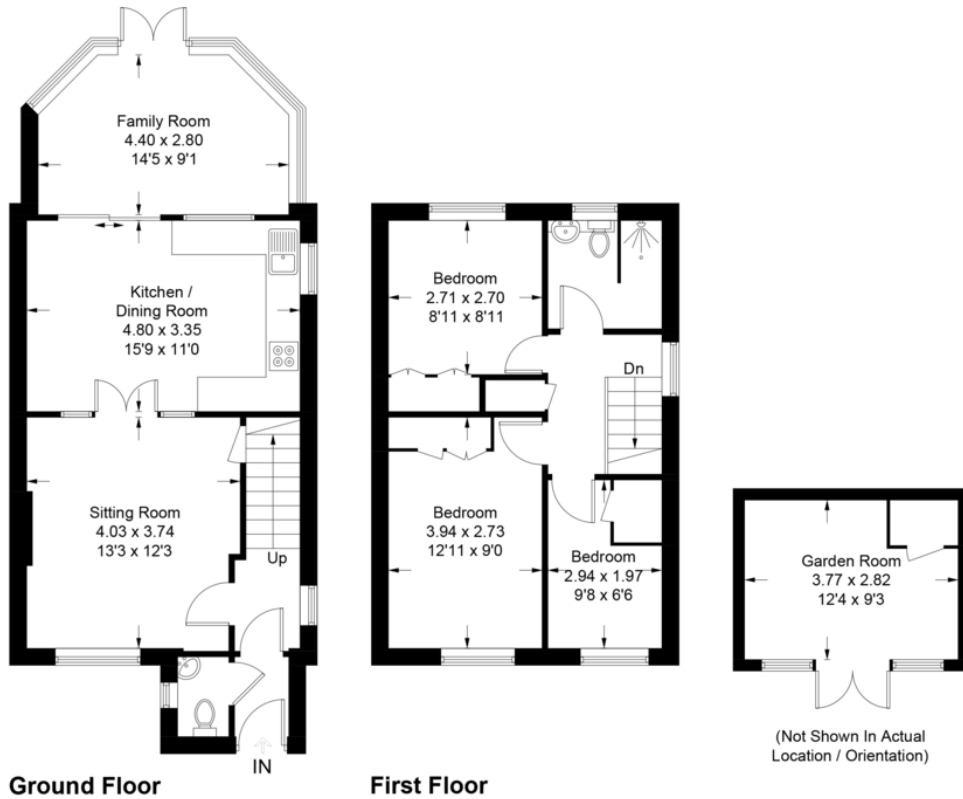
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Shere Close, RH5

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft
Garden Room = 10.5 sq m / 113 sq ft
Total = 97.5 sq m / 1049 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. (ID1282133)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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